

**CITY COUNCIL AGENDA**  
**225 EAST WEATHERSPOON STREET**  
**SANFORD, NORTH CAROLINA**  
**March 17, 2020      6:00 P.M.      COUNCIL CHAMBERS**



**1. MEETING CALLED TO ORDER**

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENT**

**5. APPROVAL OF AGENDA**

**6. CONSENT AGENDA**

**7. SPECIAL AGENDA**

Presentation of Proclamation - Bleeding Disorders Awareness Month (Page 3)

**8. CASES FOR PUBLIC HEARING: to be held jointly with the Planning Board.**

A. Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership, to rezone one 8.63 +/- acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the design for a site plan specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00, Lee County Land Records (Pages 4-29)

B. Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee

County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9 acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office (Pages 30-58)

*The Planning Board will retire to the West End Conference Room.*

- C. Public Hearing on Municipal Service District Expenditures – (Page 59)
- Consider Approval of Expenditures

**9. DECISIONS ON PUBLIC HEARINGS**

**10. REGULAR AGENDA**

**11. NEW BUSINESS (Items for discussion and action will only be taken if necessary. Otherwise, these items will be placed on the next agenda for approval).**

- A. Consider Resolution to Temporarily Close Streets in Support of the Sanford Cleanup and Block Party (Pages 60-65)
- B. Consider Resolution in Support of Temporary Closure of Portions of Several Streets for the Purpose of Christian Faith Ministries March for Christ (Pages 66-73)
- C. Consider Award of Guaranteed Maximum Price – Construction of Project Forge Roadway and Water Line – (Page 74)
- D. Consider Ordinance Delegating Authority to the City Manager to Determine Whether and When to Terminate Water Services - (Page 75 - This is a draft ordinance.)

**12. OTHER BUSINESS**

Closed Session – (Page 76)

**13. ADJOURNMENT**

Office of the Mayor

City of Sanford

CHARTERED 1874

# Proclamation ♦♦

## BLEEDING DISORDERS AWARENESS MONTH

**WHEREAS**, the U.S. Department of Health and Human Services has designated the month of March as Bleeding Disorders Awareness Month, expanding upon the designation 30 years ago of March 1986 as “Hemophilia Awareness Month” by President Ronald Reagan; and

**WHEREAS**, bleeding disorders, which share the inability to form a proper blood clot, are characterized by extended bleeding after injury, surgery, trauma or menstruation and can lead to significant morbidity, which can be fatal if not treated effectively; and

**WHEREAS**, many individuals with hemophilia became infected with HIV or Hepatitis C in the 1980’s due to the contamination of the blood supply and blood products; and

**WHEREAS**, this month will generate greater awareness and understanding of not only hemophilia but all inheritable bleeding disorders, including Von Willebrand Disease — which alone impacts an estimated one percent of the United States population, or more than 3.2 million individuals; and

**WHEREAS**, Bleeding Disorders Awareness Month will foster a greater sense of community and shared purpose among individuals with all inheritable bleeding disorders as well as elevate awareness of and engagement in the inheritable bleeding disorders journey to the general public, enabling the prevention of illness, unnecessary procedures, and disability;

**NOW, THEREFORE**, by virtue of the authority vested in me as Mayor of the City of Sanford, I, T. Chet Mann, do hereby proclaim March 2020 as “Bleeding Disorders Awareness Month” in the City of Sanford and I encourage all residents to join me in this observance.

**DATED** this 17th day of March, 2020.

  
T. CHET MANN, MAYOR

\$500 FEE



# Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Beacon Management Corporation
2. Applicant Address: 408 Battleground Avenue, Greensboro, NC 27401
3. Applicant Telephone: (336) 398-2702
4. Name and Address of Property Owner(s) if different than applicant:

\_\_\_\_\_

5. Location of Subject Property 2107 Woodland Avenue, Sanford, NC

Lee Co. P.I.N. 965232320500

6. Total Area included in Rezoning Request: 8.67 +/- Acres
7. Zoning Classification: Current: Winding Brook Apartments Conditional Zoning District  
Requested: Winding Brook Conditional Zoning District
8. Existing Land Use(s): Vacant Land

\_\_\_\_\_

9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Rezoning is being requested to comply with the updated site plan and use of developing an attractive residential community for small families and seniors.

10. Signature(s) of Applicant (and Property Owners if different from Applicant).

*I hereby acknowledge that the information contained herein is true. It is further understood that this application will be reviewed for completeness and accuracy and that it shall not be scheduled for official consideration until all required contents are submitted in proper form to the Sanford/Lee Zoning & Design Review Department.*

  
Patrick J. Thelmann

12/24/19  
12/24/19

Signature of Property Owner(s) (Sign & Print)

Date

**\$750 FEE**

*(\$750 Total Conditional Rezoning Fee,  
No Standard Rezoning Fee Included with this Request.)*

***Supplemental Application for Conditional Zoning District***  
*(To be submitted with an Application for Zoning Amendment)*

Circle Jurisdiction That Applies:

City of Sanford      Lee County      Town of Broadway

1. Type of Conditional Zoning District (Type 1 or Type 2)    Type 1 conditional zoning district
2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary):    Rezoning is being requested for the development of a attractive residential community for small families and seniors.
3. Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. Such conditions should include (as applicable):
  - The location on the property of the proposed use(s); The entire property will be developed for the proposed use
  - The number of dwelling units; 72
  - The location and extent of supporting facilities such as parking lots, driveways, and access streets; All facilities will be located onsite
  - The location and extent of all landscaping areas, buffer areas and other special purpose areas The development will utilize as much of the existing trees and foliage as possible. There will be substantial landscaping and will conform to, if not exceed, the required landscape buffering specified by the Land Development Ordinance
  - The timing of development; Construction would begin by February – March 2021 with a 14-16 month construction timeline
  - The location and extent of rights-of-way and other areas to be dedicated for public purposes; Water and sewer will be dedicated for public maintenance and service. All other areas are contained within the site and for private use/maintenance.
  - Details on architectural features and scale of proposed structures; Please see enclosed rendered elevations and site plan
  - The location and extent of any pedestrian elements (sidewalks, trails, etc.). Any sidewalks required will be built per the City of Sanford requirements

Conditions may be listed on additional, separate sheets if necessary. Additionally, a scaled site plan shall be submitted illustrating all conditions as described in the text.

Additionally, a scaled site plan will be submitted illustrating all conditions as described in the text

Please see attached site plan and elevations

4. Signature(s) of Applicant (and Property Owners if different from Applicant).

*I hereby acknowledge that by submitting this Conditional Zoning application, I am voluntarily requesting that restrictions on the use of land and/or zoning conditions of development be placed upon the subject property as included in this petition. An application fee in the amount of \$750.00 (see Fee Schedule), payable to The City of Sanford is required before processing the application. The application submission deadline is the second Friday of the month. The petition will be heard the following month at the scheduled publichearing.*

Patrick J. Theismann

Date: December 23, 2019



Date: December 23, 2019

Signature (Sign & Print)

# 2020 - Proposed Revision



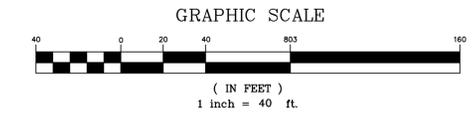
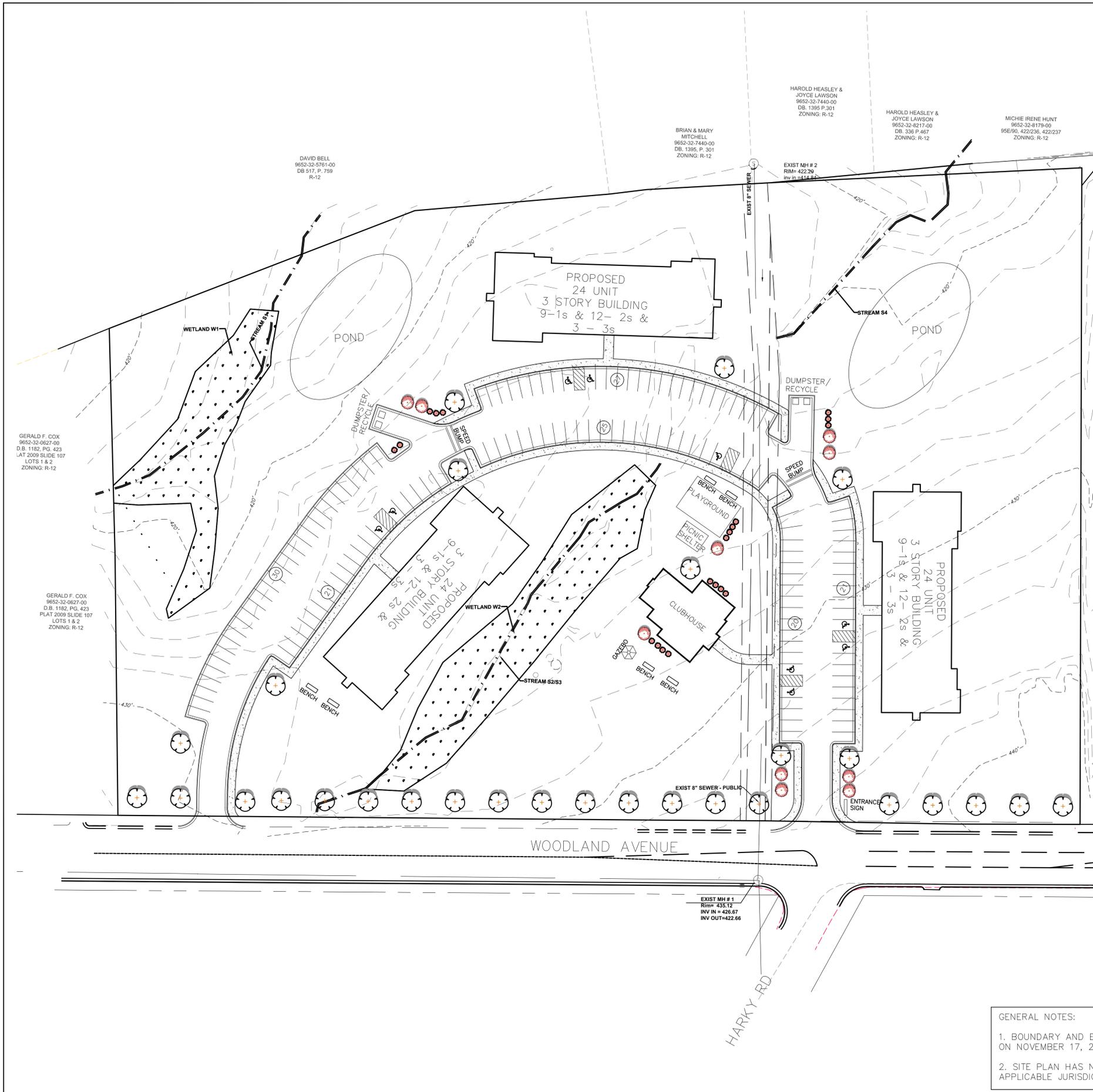
**PRELIMINARY**  
DECEMBER 23, 2019  
**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

**HAGEN ENGINEERING, PA**  
3859 BATTLEGROUND AVE, SUITE 300  
GREENSBORO, NC 27410  
PHONE: (336) 286-3350  
www.haget-eng.com

**OVERALL SITE PLAN**  
**WINDING BROOK APARTMENTS**  
SANFORD, NORTH CAROLINA

NO.	BY	REVISIONS DESCRIPTION	DATE

**C-1.0**



SITE SUMMARY	
PIN -	9652-32-2400-00
SITE ACREAGE -	±8.63AC
CURRENT ZONING -	CONDITIONAL ZONING DISTRICT
PROPOSED DENSITY -	±8.34 DU/AC
DEED BOOK, PAGE -	596,469
PROPOSED UNITS -	72 UNITS

PARKING SUMMARY		
UNIT TYPE	NUMBER OF UNITS	PARKING REQUIRED
1 BEDROOM	27	2 SPACES/UNIT
2 BEDROOM	36	2 SPACES/UNIT
3 BEDROOM	9	2 SPACES/UNIT
TOTAL REQUIRED = 54 + 108 + 27		144 SPACES
PARKING PROVIDED		144 SPACES
GARAGES		0 SPACES
TOTAL PARKING PROVIDED		144 SPACES

GENERAL NOTES:  
 1. BOUNDARY AND EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED BY SGROI LAND SURVEYING, PLLC ON NOVEMBER 17, 2017  
 2. SITE PLAN HAS NOT BEEN REVIEWED BY CITY OF SANFORD. THIS PLAN DOES NOT GUARANTEE THAT ALL APPLICABLE JURISDICTIONAL REQUIREMENTS ARE MET.

**PRELIMINARY**  
 DECEMBER 23, 2019  
**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

**H HAGEN ENGINEERING, PA**  
 3859 BATTLEGROUND AVE, SUITE 300  
 GREENSBORO, NC 27410  
 PHONE (336) 286-3350  
 www.hagen-eng.com

**OVERALL SITE PLAN**  
**WINDING BROOK APARTMENTS**  
 SANFORD, NORTH CAROLINA

Dwnl. BAH | Des. BAH | Cdk. BAH | Date: 6/14/18 | JOB NUMBER: 2018-24

NO.	BY	REVISIONS DESCRIPTION	DATE

# 2020 - Proposed Revision

## Winding Brook

Sanford, North Carolina



Front Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"



Right Elevation  
1/8" = 1'-0"



Rear Elevation  
1/8" = 1'-0"

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310 East Ryan Road, Suite A  
Cary, NC 27513  
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410.274.1010  
www.espsa.com

December 10, 2019



1 Front Elevation  
A2.0 1/8" = 1'-0"



2 Left Side Elevation  
A2.0 1/8" = 1'-0"



3 Right Side Elevation  
A2.0 1/8" = 1'-0"



4 Rear Elevation  
A2.0 1/8" = 1'-0"

NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF ERIC SUPPAIN, ESQ. & ASSOCIATES, P.A.

310 East Summit Street, Suite A  
Greensboro, NC 27401  
o: 336.273.0063  
f: 336.574.1816  
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Winding Brook  
2107, 2111, 2113 and 2201 Woodland Avenue  
Sanford, North Carolina

Drawing Title: Exterior Elevations

By	Revision

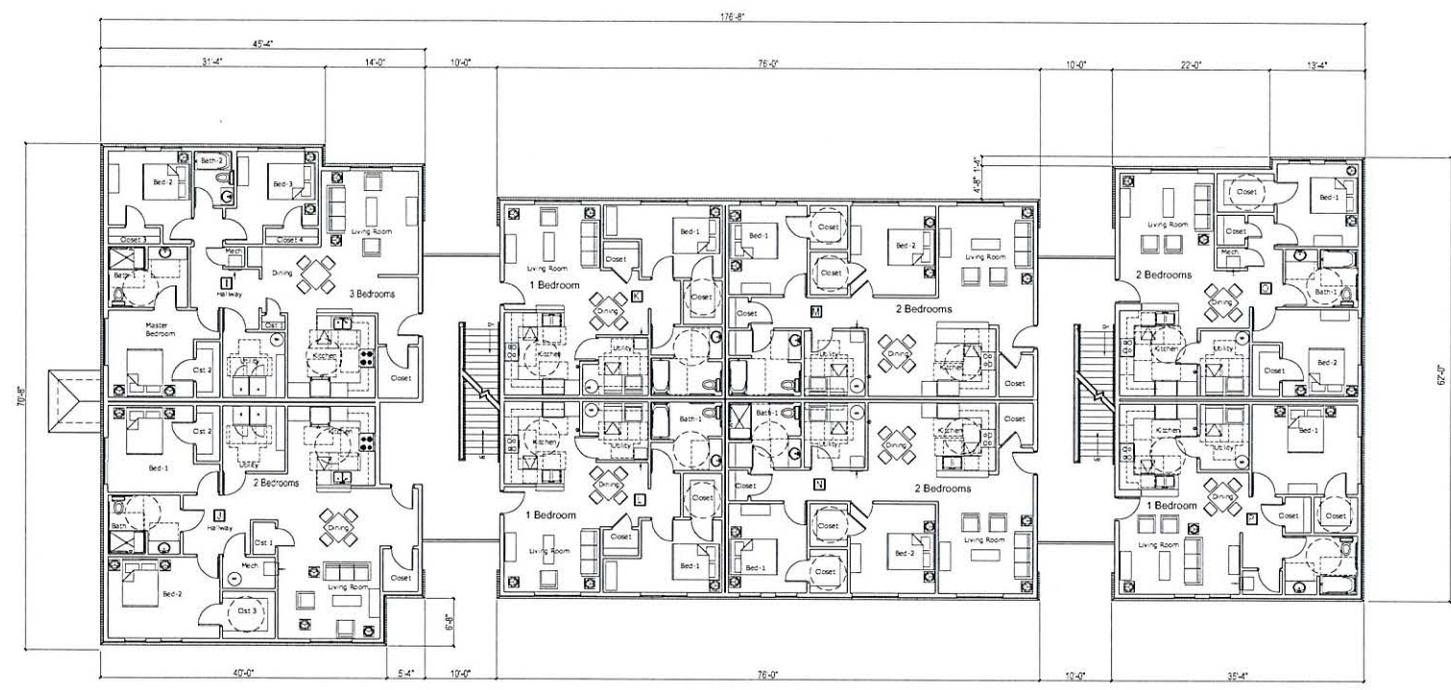
PROJECT NUMBER  
2015-003

DATE  
December 17, 2019

Sheet:  
**A2.0**



# 2020 - Proposed Revision



NORTH PROJECT  
 1 Second Floor Plan  
 1/8" = 1'-0" (1/8")

**Building and Unit Area Summary**

Unit #	Rat. Street	Unit Type	Area Per Unit		Overall Gross Square Footage
			Net Sq. Ft. (Excludes)	Gross Sq. Ft.	
I	-	3 Bedrooms	1,452	1,511	Second Floor
J	-	3 Bedrooms	1,362	1,421	
K	-	1 Bedroom	810	850	
L	-	1 Bedroom	810	850	
M	-	2 Bedrooms	1,136	1,196	
N	-	2 Bedrooms	1,136	1,196	
O	-	2 Bedrooms	1,094	1,154	
P	-	1 Bedroom	856	896	
		Total	8,553	8,993	

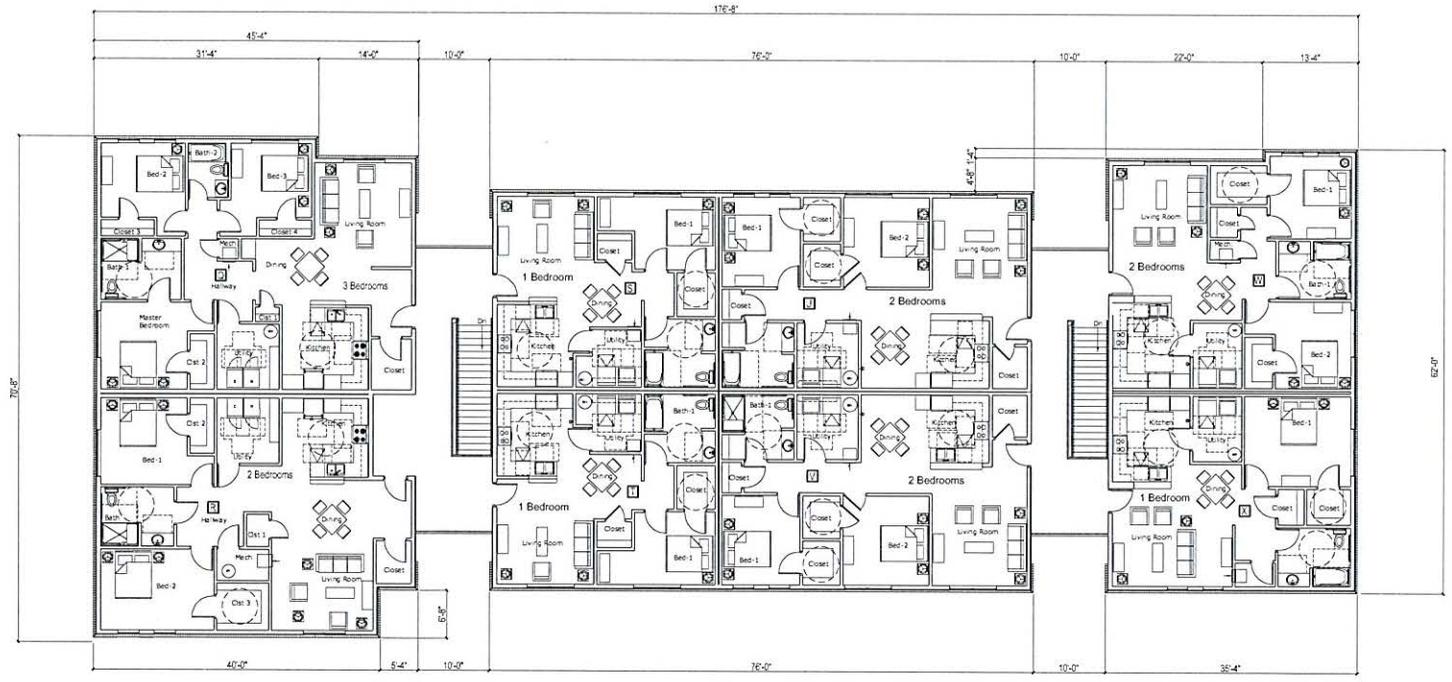
  
**ESPA**  
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 285 East Salisbury Street, Suite 4  
 Raleigh, NC 27601  
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 Fax: 919.277.2201  
 www.espaarchitects.com

**Winding Brook**  
 2107, 2111, 2113 and 2201 Woodland Avenue  
 Sanford, North Carolina  
 Drawing Title: Second Floor Plan (1, 2 and 3 Bedroom Units)

By	Revision

PROJECT NUMBER  
 2015-003  
 DATE  
 December 17, 2019  
 Sheet:  
**A1.1**

# 2020 - Proposed Revision



NORTH PROJECT  
 1 Third Floor Plan  
 1/8" = 1'-0" (1/8")

Building and Unit Area Summary

Unit #	Bed. Count	Unit Type	Area Per Unit (Net Sq. Ft./Leaseable)	Overall Gross Square Footage
D	3	Bedrooms	1,432	Third Floor
K	2	Bedrooms	1,302	
S	1	Bedroom	810	
T	1	Bedroom	810	
U	3	Bedrooms	1,136	
V	3	Bedrooms	1,136	
W	2	Bedrooms	1,064	
X	1	Bedroom	810	
		Total	8,583	

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2100 East Independence Street, Suite 400  
 Raleigh, NC 27607  
 919.854.8888  
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Winding Brook  
 2107, 2111, 2113 and 2201 Woodland Avenue  
 Sanford, North Carolina

Drawing Title: Third Floor Plan (1, 2 and 3 Bedroom Units)

By	Revision

PROJECT NUMBER  
 2015-003

DATE  
 December 17, 2019

Sheet:  
**A1.2**

# 2020 - Proposed Revision

**1 Front Elevation**  
1/4" = 1'-0" (1:48)

**2 Rear Elevation**  
1/4" = 1'-0" (1:48)

**3 Left Elevation**  
1/4" = 1'-0" (1:48)

**4 Right Elevation**  
1/4" = 1'-0" (1:48)

**Annotations:**

- PVC LATTICE IN FRONT OF PVC SOLID SHEATHING
- RIDGE VENT RANDOM SQUARE STAGGERED EDGE VINYL SHINGLES
- ARCHITECTURAL STYLE ASPHALT SHINGLES ON A 6:12 PITCHED ROOF
- SEAMLESS PRE-FINISHED GUTTERS
- DOWNSPOUT CONNECTED TO BOOT AND STORM LINE PIPED AWAY FROM BUILDING
- BRICK VENEER
- FLOOR LEVEL
- SINGLE HUNG VINYL WINDOW WITH 1" LOW E INSULATED GLAZING
- HOLLOW METAL INSULATED HALF-GLASS DOOR
- DECORATIVE COLUMN ENCLOSURE OF PORCH SUPPORTS
- PRECAST CONCRETE CAP
- FIXED VINYL WINDOW WITH 1" LOW E INSULATED GLAZING
- BRICK ROW-LOCK SILL
- HOLLOW METAL INSULATED 6-PANEL DOOR
- SHIPPED LAPPED VINYL SIDING
- SINGLE HUNG VINYL WINDOW WITH 1" LOW E INSULATED GLAZING
- ARCHITECTURAL STYLE ASPHALT SHINGLES ON A 6:12 PITCHED ROOF
- SEAMLESS PRE-FINISHED GUTTERS
- BRICK VENEER
- DOWNSPOUT CONNECTED TO BOOT AND STORM LINE PIPED AWAY FROM BUILDING
- FLOOR LEVEL
- FIXED VINYL WINDOW WITH 1" LOW E INSULATED GLAZING
- BRICK ROW-LOCK SILL
- SHIPPED LAPPED VINYL SIDING
- ARCHITECTURAL STYLE ASPHALT SHINGLES ON A 6:12 PITCHED ROOF
- DECORATIVE COLUMN ENCLOSURE OF PORCH SUPPORTS
- PRECAST CONCRETE CAP
- DOWNSPOUT CONNECTED TO BOOT AND STORM LINE PIPED AWAY FROM BUILDING
- BRICK SOLDER COURSE
- SINGLE HUNG VINYL WINDOW WITH 1" LOW E INSULATED GLAZING
- ARCHITECTURAL STYLE ASPHALT SHINGLES ON A 6:12 PITCHED ROOF
- SEAMLESS PRE-FINISHED GUTTERS
- DECORATIVE COLUMN ENCLOSURE OF PORCH SUPPORTS
- PRECAST CONCRETE CAP
- FLOOR LEVEL
- DOWNSPOUT CONNECTED TO BOOT AND STORM LINE PIPED AWAY FROM BUILDING
- SEAMLESS PRE-FINISHED GUTTERS
- BRICK VENEER
- SINGLE HUNG VINYL WINDOW WITH 1" LOW E INSULATED GLAZING

2015 State Registered Professional Engineer  
No. 14727 - State of North Carolina  
01/20/2017  
10/28/2019  
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Winding Brook  
2107, 2111, 2113 and 2201 Woodland Avenue  
Sanford, North Carolina

Drawing Title: Exterior Elevations

By	Revision

PROJECT NUMBER  
2015-003

DATE  
November 29, 2019

Sheet:  
**A2.0**

**CITY OF SANFORD  
CITY COUNCIL AND PLANNING BOARD  
PUBLIC HEARING INFORMATION  
MARCH 17, 2020**

**APPLICATION# 2020-0301 TO AMEND THE SANFORD ZONING MAP**

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**Applicant:** Beacon Management Corporation  
**Owner:** Winding Brook Limited Partnership,  
**Request:** Rezone from Winding Brook Apts. Conditional Zoning District (Revision #1) to Winding Brook Apts. Conditional Zoning District (Revision #2), with the intent being to revise the site plan associated with a conditional zoning district  
**Location:** 2107 Woodland Avenue  
**Township:** Jonesboro  
**Tax Parcel:** 9652-32-3205-00  
**Adjacent Zoning:** North: Residential Mixed (R-12)  
 South: Woodland Storage Conditional Zoning District (Revision #1)  
 East: Residential Mixed (R-12)  
 West: Residential Mixed (R-12), opposite Woodland Avenue

**Introduction:** Planning staff has received a rezoning application from Beacon Management Corporation requesting to revise the site plan associated with a conditional zoning district

**Area and Site Description:** Woodland Avenue is located in the Old Jonesboro community of Sanford. The site is an 8.6 acre tract of land developed with a house addressed as 2107 Woodland Avenue and known locally as Dr. Cade Covington's house. It is located on the eastern side of the Harkey Road/Woodland Avenue t-intersection.

**Surrounding Land Uses:** North of the site are single-family homes off of Lee Avenue and Woodland Avenue on land zoned Residential Mixed (R-12). South of the site is Elite Storage, a self-storage facility on land zoned to a site plan specific conditional zoning district. East of the site are single-family homes off of Lee Avenue on land zoned Residential Mixed (R-12). West of the site, opposite Woodland Avenue, are single-family homes off of Lee Avenue and Jonesboro Presbyterian Church on land zoned Residential Mixed (R-12).

**Zoning District Information**

**Zoning History:** Prior to 2010, the site was zoned from Residential Mixed (R-12), which is established to provide areas for a mix of residential dwelling types (including multi-family communities) with a maximum of three and one-half dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. This district provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. 8.6 acres x 3.5 units per acre = 30.1 = 30 multi-family units were allowed to be developed on this site when the site was zoned R-12, subject to the UDO design standards.

In 2010, the site was rezoned from Residential Mixed (R-12) to the Covington Place Elderly Housing Conditional Zoning District to allow the development of a 50-unit multi-family community comprised of 10 single-story apartment buildings, featuring traditional architecture and designed to securely and

comfortably house seniors aged 55 and older. There were 40 one-bedroom apartments and 10 two-bedroom apartments, along with a single-story community center that housed the on-site manager's office, communal laundry facilities, resident computers and sitting/activity areas. (Washer & dryer hook-ups were offered within each apartment.) Amenities, such as planters & benches, were to be placed throughout the development for residents to enjoy. There were small storage rooms located off of the back patios where residents could store items, such as seasonal decorations. Light poles that fit with the architectural style of the buildings were to be installed to ensure that the development was well lit. The site was to be generously landscaped, in addition to utilizing as much of the existing trees and other plant material as possible. The approved density was  $50 \text{ units} / 8.6 \text{ acres} = 5.8 = 6 \text{ units per acre}$ .

The main concerns expressed at the 2010 Public Information meeting were the removal of the existing trees on site and that the development of the site may add to the existing drainage problems in the area, which cause stormwater to backup and flood adjoining property.

The rezoning request was approved based on the rationale that the request appeared to be in the public interest based on the information/conditions as presented in the conditional zoning petition, the availability of public utilities, and that the request was in accordance with the 2020 Land Use Plan.

Existing Zoning: In 2015, the site was rezoned from Covington Place Elderly Housing Conditional Zoning District to Winding Brooks Apartments Conditional Zoning District (Revision#1) to allow a site plan redesign and to modify the following conditions:

- Covington Place was renamed to Winding Brook Apartments.
- The number of apartment units increased from 50 to 60.
- The number of one-bedroom apartments decreased from 40 to 20.
- The number of two-bedroom apartments increased from 10 to 40.
- The original design proposed planters & benches on site and the revised design included the benches, but removed the planters.
- The 55+ age restriction for residents was removed.
- The landscaping was revised to better accommodate the revised site design and it was noted that it must comply with the minimum landscaping requirements of the UDO.

The building design was revised, but it was still 10 single-story apartment buildings with traditional-style architectural. The site plan was revised to have one type of apartment building, instead of two, which is the larger apartment building. The site plan was revised to accommodate the larger apartment building, with the most significant area of redesign being to the right/south of the southernmost entrance. All other conditions were proposed to remain the same. The approved density was  $60 \text{ units} / 8.6 \text{ acres} = 6.9 = 7 \text{ units per acre}$ .

The main concerns expressed at the 2015 Public Information meeting were drainage issues and an increase in traffic on Woodland Avenue. It was noted that there are existing drainage problems in the area associated with the lack of maintenance along an existing creek, which causes storm water to back up and flood adjoining property. Therefore, there was concern regarding the amount of storm water runoff that the new project would generate and the potential for the existing drainage problems in the area to worsen. Also, the amount of vehicular and pedestrian traffic in the area had increased over the years, especially since the development of the Autumn Oaks apartment community in 2010. There was concern that the development of a new 60-unit apartment community in the area would add even more vehicular and pedestrian traffic.

The rezoning request was approved based on the rationale that it was consistent with the 2020 Land Use Plan designation as mid/high density residential-office, it was reasonable and in the public interest based on the availability of public utilities, the surrounding land uses and zoning patterns in the area.

The following additional conditions were recommended by staff, approved by the City Council, and agreed to by the applicant as part of this conditional rezoning:

- The developer will continue to work with staff to refine the site plan and landscaping in the area to the rear of apartment buildings 7 and 8, so that the intent of an opaque screening method between the rear of the buildings and Woodland Avenue is accomplished.
- The developer will continue to work with staff to integrate storm water measures on site that will assist in this project not adding to the existing storm water problems in this area.
- The project will comply with the standards of the UDO unless otherwise noted within the conditional rezoning application.

The 2015 approved plans are included within the agenda for your reference.

Proposed Zoning: In 2020, the applicant/developer would like to revise the site plan/project scope to replace the 10 single-story apartment buildings previously approved with 3 three-story apartment buildings with a total of 72 units. Each apartment building would contain 24 units total, with nine 1-bedroom units, twelve 2-bedroom units, and three 3-bedroom units. The community would still have two entrances off of Woodland Avenue and the interior layout has been redesigned to accommodate the three new apartment buildings. The proposed density is  $72 \text{ units} / 8.6 \text{ acres} = 8.3 = 8 \text{ units per acre}$ . The applicant has verbally expressed an intent to retain as much of the existing mature trees along the perimeter of the site as possible and the design must comply with the UDO landscaping standards for landscape buffer yards, parking lot landscaping, and street trees. Storm water retention ponds/basins are proposed to be incorporated into the design to help manage the storm water on this site. Reference the Winding Brook Apartment Plans submitted with the rezoning application included in the agenda.

The main concerns expressed at the two 2020 Public Information meetings were stormwater, traffic, and crime. It was noted that stormwater problems in the area, especially along Woodland Avenue, cause water to back up and flood adjoining property. Concern was expressed that additional development in the area will add impervious surface that may cause stormwater problems to worsen, that the existing stormwater ponds in the area at the Autumn Oaks apartment community and the Elite Storage facility overflow when there are heavy rains, and that the City does not have stormwater regulations. Traffic along this section of Woodland Avenue and Harkey Road is already busy and the development of a new apartment community will only add to the existing busy roadway. There have been several traffic accidents at this intersection and more traffic may create more accidents. Pedestrian traffic has increased since the development of the Autumn Oaks Apartment community, which is next to the fire station on Woodland Avenue, and people already cut through the yards of area residents. The development of another apartment community in the area may add to the problem of people trespassing and walking through neighbor's yards and taking short cuts through the woods. Concern was expressed regarding an increase in crime in the area since the Autumn Oaks apartment community down the road was developed. Automobiles that are parked in nearby driveways are being broken into, police are chasing people through resident's yards, and the subject property is being frequented by homeless people and other people "up to no good". The three-story height of the proposed apartment buildings caused some concern since the buildings are taller than the existing homes that are around it.

### **Overlay Districts & Area Plans**

The subject property is not located within a Watershed Conservation Overlay District or a Flood Hazard Area. There are environmentally sensitive areas (wetlands) illustrated on the site plan for this project, which the overall project design appears to have taken into consideration. The developer is responsible for complying with any/all state and federal regulations regarding existing environmental conditions. Also, the site is not located within a Historic Preservation Overlay District; however, it does adjoin the Lee Avenue Historic District to the east, which is on the National Register of Historic Places.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>.

**Long Range Plan:** The *Plan SanLee* Land Use Plan identifies the future land use place type for this tract of land as “Urban Neighborhood”, which has the following characteristics:

- Higher density residential neighborhood in the city core
- Walkable to adjacent urban commercial districts
- Grid street networks are the typical development form
- A local example is North 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> Streets in Sanford.

Land use designations include open space (undeveloped open space), civic (churches, schools, civic organizations, government services, and parks) and residential (detached & attached single-family dwellings, multi-family dwellings, mother-in-law suites). Transportation, from low to high priority mode is public transit, vehicular connectivity, on-street bike lanes & off-street trail system and sidewalks/off-street trails/transit & commercial area connections. The development density is single-family up to 10 dwelling units per acre, multi-family with 10-16 units per acre with shallow building setbacks and a 45ft height limit. Utility infrastructure is public water and public waster water. The preferred character is an urban grid street network with 400ft block lengths, curb/gutter & sidewalks, with street trees and on-street parking. The current zoning districts area R-12, R-10, R-6, MF-12 (primary), and R-12SF (secondary). The proposed zoning districts are Urban Residential, Multi-family Residential, and Medium Density Residential.

**Utilities:** This site is currently served by public water and sewer, which the proposed apartment community will utilize. There is a sewer main line with associated easement that bisects the property and is taken into consideration in the proposed design. As a general rule, any/all new development must comply with the rules & regulations of the Sanford Public Works Department regarding the extension of and/or connection to public utilities.

**Transportation:** The project will have two points of access off of Woodland Avenue, a City maintained public street with a right-of-way of 60 feet in the area of the subject property. The developer must comply with the rules & regulations of the Sanford Public Works Department regarding the driveway connections to Woodland Avenue.

Sidewalks are planned to be installed along Woodland Avenue in this area, with a tentative construction date of 2023.

The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Woodland Avenue as an existing minor thoroughfare with no recommendations for improvement. There are no NCDOT traffic counts in the area of the subject property.

**Development Standards:** If the conditional zoning district is allowed to be amended, the site must be developed in the manner approved by the boards, with the proposed changes approved and the existing applicable conditions remaining in effect, and only the uses permitted in the Winding Brooks Apartments Conditional Zoning District (Revision#2) and other uses typically associated with multi-family development would be permitted.

**Staff Recommendation:** The revisions to the site plan/project scope appear to be in keeping with the *Plan SanLee* “Urban Neighborhood” land use designation, given that it is a multi-family apartment community with a density of eight units per acre that is proposed to be served by public water and public wastewater. Overall, the revised design does have less impervious surface with storm water retention ponds/basins incorporated into the site. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

**Staff Information Regarding a Recommendation from the Planning Board:** As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the *Plan SanLee* land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

9652-32-5152-00  
DB. 1345 P.973  
ZONING: R-12

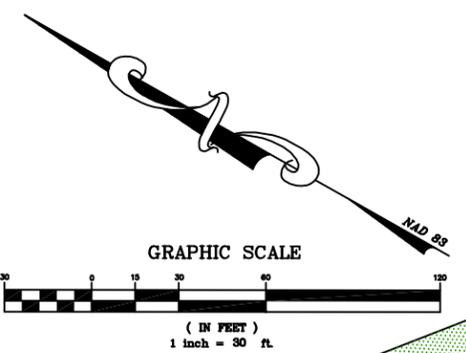
MICHELE IRENE HUNT  
9652-32-8179-00  
95E/90, 422/236, 422/237  
ZONING: R-12

HAROLD HEASLEY &  
JOYCE LAWSON  
9652-32-8217-00  
DB. 336 P.467  
ZONING: R-12

STEVEN WHETZEL  
9652-32-7440-00  
DB. 704 P.878  
ZONING: R-12

DAVID BELL  
9652-32-5761-00  
DB 517, P. 759  
R-12

# 2015 - Approved Site Plan



GERALD F. COX  
9652-32-0627-00  
D.B. 1182, PG. 423  
PLAT 2009 SLIDE 107  
LOTS 1 & 2  
ZONING: R-12



ELITE STORAGE LLC  
9652-31-5835-00  
D.B. 1342, PG. 896  
PLAT 2013/58  
ZONING: WOODLAND  
STORAGE CZ

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC  
P-0781  
CONSULTING ENGINEERS  
P.O. BOX 3553 2905 CARTHAGE ST.  
SANFORD, NC 27333  
PHONE: (919) 776-3444 FAX: (919) 776-5335  
e-mail: kbright@windstreat.net

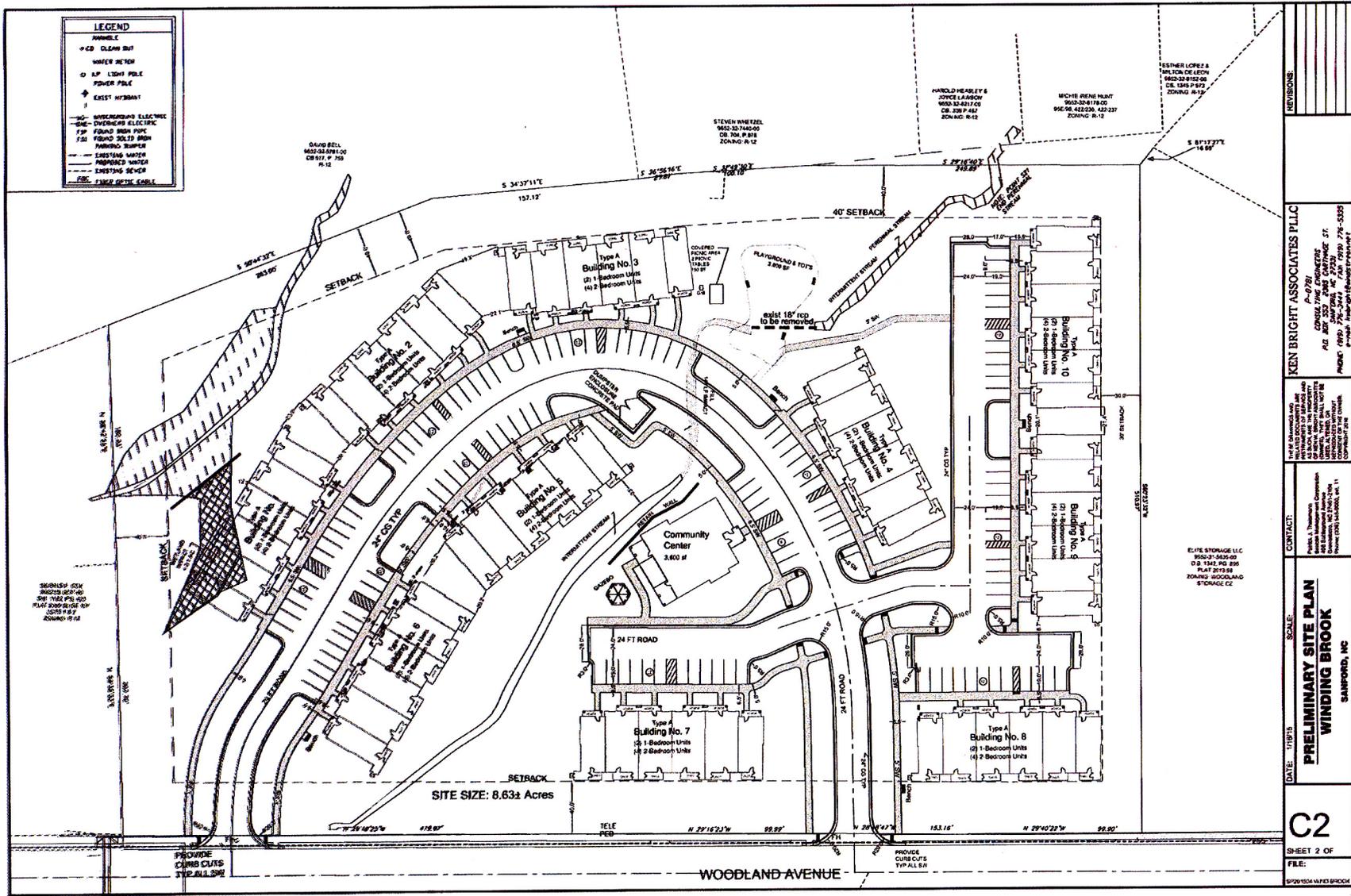
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CONTACT:  
Patrick J. Theiseman  
Beacon Management Corporation  
408 Battleground Avenue  
Greensboro, NC 27401-2104  
Phone: (336) 545-0000, ext. 11

DATE: MARCH 2015  
SCALE:  
**PRELIMINARY SITE PLAN**  
**WINDING BROOK**  
SANFORD, NC

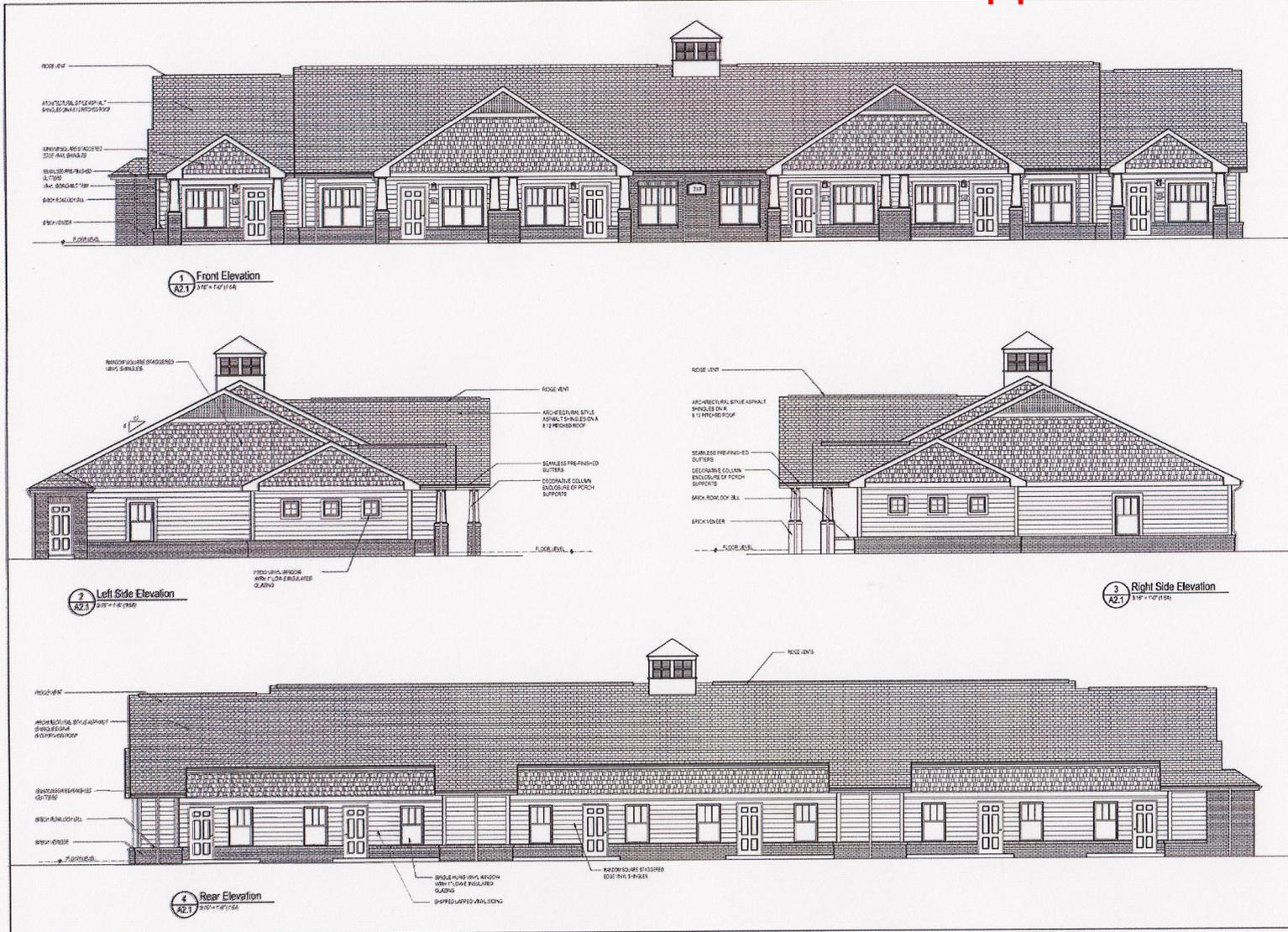
SHEET OF  
FILE:  
SP201504 WIND BROOK

# 2015 - Approved Site Plan



Concept Plan

# 2015 - Approved Plan



ESP/A  
INSPIRE create transform

Beacon Management  
Winding Brook  
Woodland Avenue  
Sanford, North Carolina

By Revision

By	Revision

PROJECT NUMBER  
2015-003

DATE  
January 7, 2015

Sheet:  
**A2.1**

Concept Plan









**REZONING APPLICATION 2020-0301**

**Application by Beacon Management Corporation**

**to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue**

**from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)**

**to Winding Brook Apts Conditional Zoning District (Revision #2),**

**with the intent being to revise the design for a site plan specific conditional zoning district.**



## REZONING APPLICATION 2020-0301

Application by Beacon Management Corporation

to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue

from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)

to Winding Brook Apts Conditional Zoning District (Revision #2),

with the intent being to revise the design for a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.



**REZONING APPLICATION 2020-0301**

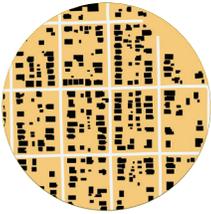
**Application by Beacon Management Corporation**

**to rezone one 8.6 acre tract of land addressed as 2107 Woodland Avenue**

**from the current zoning of Winding Brook Apts Conditional Zoning District (Revision #1)**

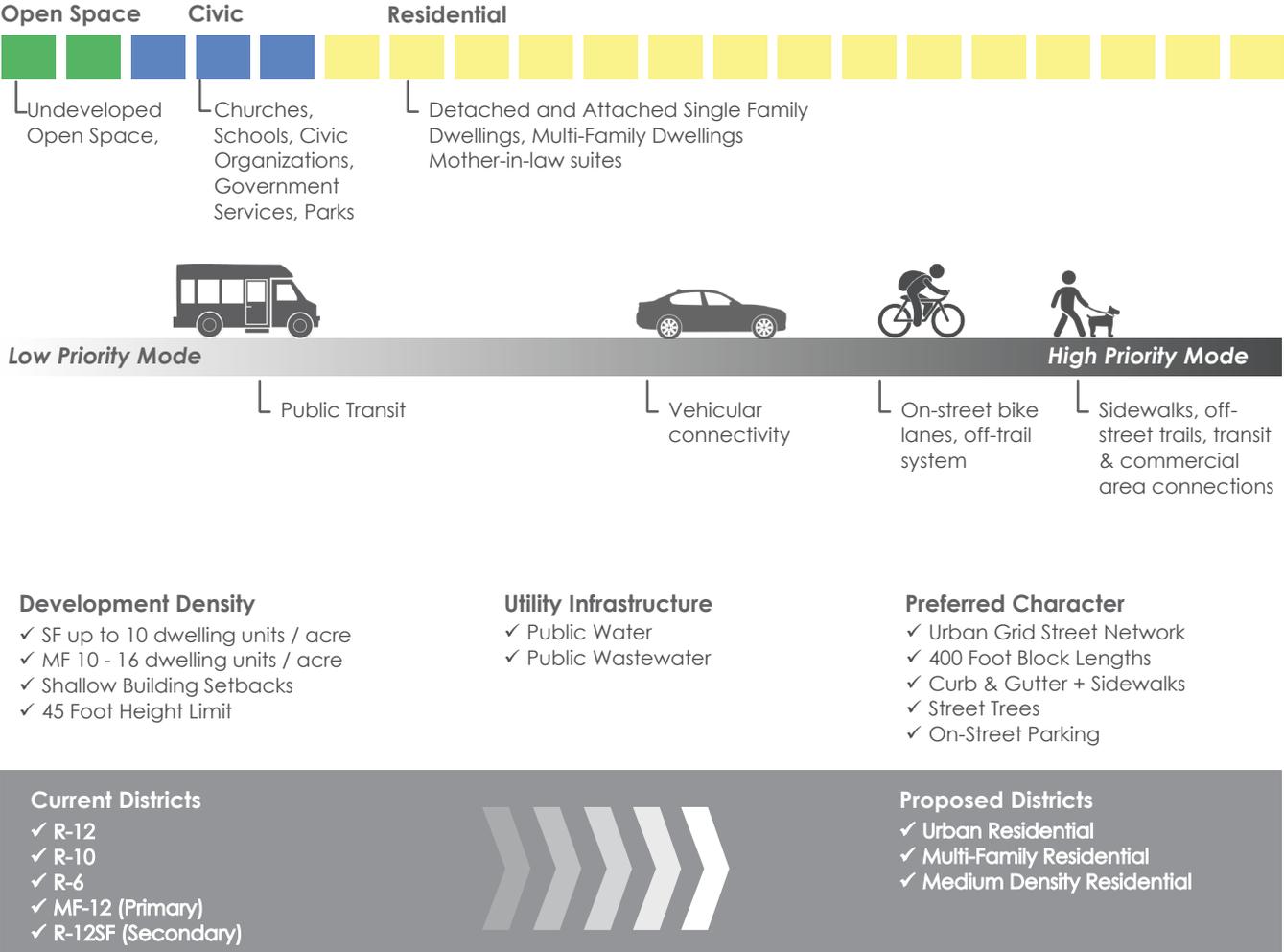
**to Winding Brook Apts Conditional Zoning District (Revision #2),**

**with the intent being to revise the design for a site plan specific conditional zoning district.**



## URBAN NEIGHBORHOOD

- ✓ Higher density residential neighborhoods in the city core
  - ✓ Walkable to adjacent urban commercial districts
  - ✓ Grid street networks are the typical development form
- Local Example - North 4th, 5th and 6th Streets in Sanford**



**ADJOINING PROPERTY OWNERS LIST**

PETITION BY: Beacon Management Corporation

REQUEST: Rezone 8.63 ± acres from Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the design for a site plan specific conditional zoning district.

LOCATION: 2107, 2111, 2113, and 2201 Woodland Avenue (One Tract of Land)

PIN: 9652-32-3205-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9652-32-0627-00	2021 WOODLAND AVE	COX, GERALD F	-	2021	WOODLAND AVE	SANFORD	NC	27330
02	9652-32-4910-00	2016 LEE AVE	DEL CASTILLO, MARGARITA	-	2016	LEE AVE	SANFORD	NC	27330
03	9652-32-5761-00	2020 LEE AVE	NORATO, JOSE	-	909	WHITFORD STREET	SANFORD	NC	27330
04	9652-32-7440-00	2114 LEE AVE	MITCHELL, BRIAN L	MITCHELL MARY M	2114	LEE AVE	SANFORD	NC	27330
05	9652-32-8217-00	2116 LEE AVE	HEASLEY, HAROLD P	HEASLEY, JOYCE LAWSON	2116	LEE AVE	SANFORD	NC	27330
06	9652-32-8179-00	2120 LEE AVE	HUNT, MICHIE IRENE	-	2219	CALIFORNIA ST NW	WASHINGTON	DC	20008
07	9652-32-9152-00	2122 LEE AVE	DELEON, MILTON WILFREDO	LOPEZ, ESTHER	2122	LEE AVE	SANFORD	NC	27330
08	9652-31-7674-00	300 W GLOBE ST	LEE COUNTY	-	-	PO BOX 1968	SANFORD	NC	27371
09	9652-31-5835-00	2203 WOODLAND AVE	ELITE STORAGE LLC	-	-	P O BOX 3365	SANFORD	NC	27371
10	9652-21-6692-00	2200 WOODLAND AV	JONESBORO PRES CH SFD NC PRES CH USA	-	2200	WOODLAND AVE	SANFORD	NC	27330
11	9652-22-8099-00	2110 WOODLAND AVE	LIPSCOMB, JOHN BARR JR	-	2110	WOODLAND AVE	SANFORD	NC	27330
12	9652-22-8238-00	0 WOODLAND AVE	COX, AUBREY W	COX, DENISE CAPPS	2024	WOODLAND AVE	SANFORD	NC	27330
13	9652-22-7451-00	2024 WOODLAND AVE	COX, AUBREY W	COX, DENISE CAPPS	2024	WOODLAND AVE	SANFORD	NC	27330
14	APPLICANT:	Beacon Management Corporation	George E. Carr, III, President & Registered Agent	-	408	Battleground Avenue	Greensboro	NC	27401
15	PROPERTY OWNER:	Winding Brook Limited Partnership	George E. Carr, III, Beacon Management -President  Patrick Theisman, PSC Development, Inc. – President  Carr-Theisman, LLC, George E. Carr, III, -President	-	408	Battleground Avenue	Greensboro	NC	27401

**(0) = Vacant, no addressed structures on the parcel.**

\$500 FEE



# Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: Esplanade Communities of Florida, LLC
2. Applicant Address: 3000 Gulf Breeze Parkway, Gulf Breeze, FL 32563
3. Applicant Telephone: 919-842-0334
4. Name and Address of Property Owner(s) if different than applicant:  
\_\_\_\_\_
5. Location of Subject Property: Fire Tower Road  
Lee Co. P.I.N. 9641-55-0952, 9641-45-5299
6. Total Area included in Rezoning Request: 29.04 Acres
7. Zoning Classification: Current: R-12 Requested: R-6-C
8. Existing Land Use(s): Vacant
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Proposed single family residential subdivision- Southern Estates

10. Signature(s) of Applicant (and Property Owners if different from Applicant).

*I hereby acknowledge that the information contained herein is true. It is further understood that this application will be reviewed for completeness and accuracy and that it shall not be scheduled for official consideration until all required contents are submitted in proper form to the Sanford/Lee Zoning & Design Review Department.*

  
Signature of Property Owner(s) (Sign & Print)  
William Bryan Adams

2.17.2020  
Date

**Required Attachments/Submittals**

- A. A completed rezoning application (incomplete applications/submittals will not be accepted or processed).
- B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- C. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- D. A \$500.00 Application fee, payable to the City of Sanford is required before processing the application.
- E. \*If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$250.00 fee (\$750 total fee for Conditional Zoning).
- F. The submission deadline is the 2nd Friday of each month at 12:00pm/noon for the rezoning to be heard the following month.

**STAFF USE ONLY**

Date Received: \_\_\_\_\_ Fee Paid: \$750.00 Application No.: 2019-0202

Staff Signature: \_\_\_\_\_ Energov Case No.: CZMA-000165-2019

**\$750 FEE**

*(\$750 Total Conditional Rezoning Fee,  
No Standard Rezoning Fee Included with this Request.)*

**Supplemental Application for Conditional Zoning District**  
*(To be submitted with an Application for Zoning Amendment)*

Circle Jurisdiction That Applies:

**City of Sanford      Lee County      Town of Broadway**

1. Type of Conditional Zoning District (Type 1 or Type 2)   Type 1  

2. Describe in detail the use(s) requested as part of the Conditional Zoning District (use separate sheet if necessary):   Single family detached residential homes and associated neighborhood amenities- Southern Estates  

3. Describe in detail any additional conditions of development proposed as part of the Conditional Zoning District. Such conditions should include (as applicable):

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities such as parking lots, driveways, and access streets;
- The location and extent of all landscaping areas, buffer areas and other special purpose areas
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- Details on architectural features and scale of proposed structures; and
- The location and extent of any pedestrian elements (sidewalks, trails, etc.).

Conditions may be listed on additional, separate sheets if necessary. Additionally, a scaled site plan shall be submitted illustrating all conditions as described in the text.

See attached sheet

4. Signature(s) of Applicant (and Property Owners if different from Applicant).

*I hereby acknowledge that by submitting this Conditional Zoning application, I am voluntarily requesting that restrictions on the use of land and/or zoning conditions of development be placed upon the subject property as included in this petition. An application fee in the amount of \$750.00 (see Fee Schedule), payable to The City of Sanford is required before processing the application. The application submission deadline is the second Friday of the month. The petition will be heard the following month at the scheduled public hearing.*

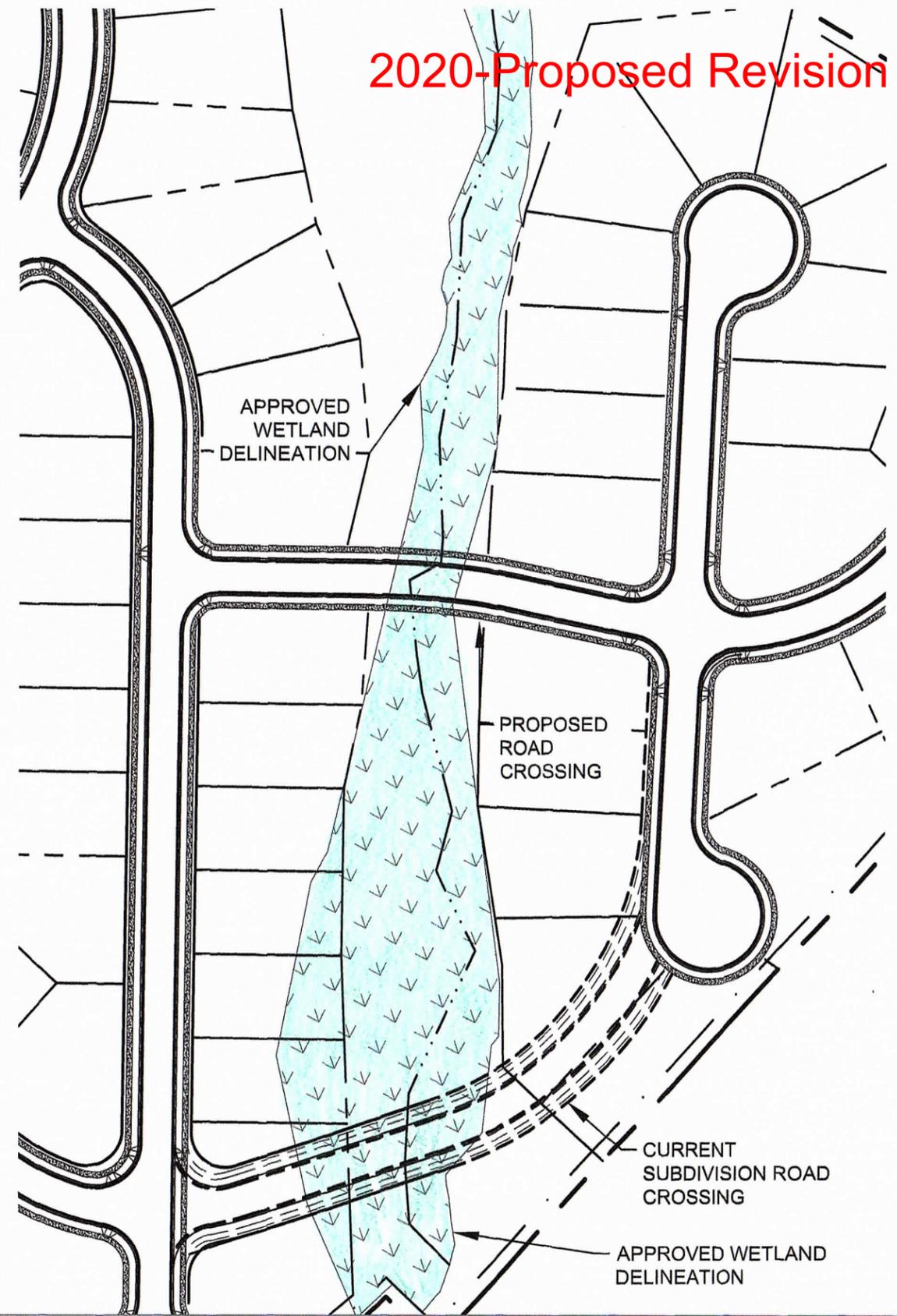
Esplanade Communities of Florida, LLC



Signature (Sign & Print) **William Bryan Adams**

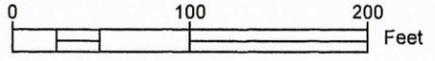
2.17.2020

Date



# WETLAND DELINEATION MAP

Southern Estates - February 7, 2020







2020 - Proposed Revision

SITE DATA

DEVELOPER: MARK LYCZKOWSKI ESPLANADE COMMUNITIES OF FLORIDA, LLC 149 US HWY 70 GARNER, NC 27529

ENGINEER: TIMMONS GROUP JIM CHANDLER, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: 919-866-4507

OWNER OF RECORD: ESPLANADE COMMUNITIES OF FLORIDA, LLC 3000 GULF BREEZE PKWY GULF BREEZE, FL 32563

PIN #s = 9641-55-0952, 9641-45-5299 DB # = 1530, PG = 829 FIRM MAP# = 3720064200J

TOTAL EXISTING TRACT ACREAGE = 29.04 acres ZONING = R-6 LAND USE = SINGLE FAMILY RESIDENTIAL PROPOSED NUMBER OF LOTS = 87 MAXIMUM DENSITY = 7.00 du/a PROPOSED DENSITY = 3.00 du/a

MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 60 feet MINIMUM LOT WIDTH PROVIDED = 60 feet MINIMUM ALLOWABLE LOT SIZE = 6,000 sq.ft. MINIMUM LOT SIZE PROVIDED = 6,000 sq.ft. AVERAGE LOT SIZE = 8,386 sq.ft.

PROVIDED OPEN SPACE AREA = 6.48 acres (22.3%)

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE RALEIGH OFFICE 5410 Trinity Road, Suite 102 | Raleigh, NC 27607 TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

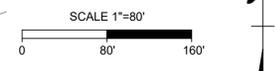
YOUR VISION ACHIEVED THROUGH OURS.

Table with columns: DATE, DRAWN BY, DESIGNED BY, CHECKED BY, SCALE. Values: 03/04/2020, E. ANGE, E. ANGE, J. CHANDLER, 1" = 80'

TIMMONS GROUP SOUTHERN ESTATES NORTH CAROLINA LICENSE NO. C-1652 OVERALL SITE PLAN

Table with columns: JOB NO., SHEET NO. Values: 42304, 2.0

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OPEN SPACE DATA

Table with columns: OPEN SPACE ID, AREA (SF), AREA (AC). Rows: OS 1 (7,154.00 SF, 0.17 AC), OS 2 (5,164.00 SF, 0.12 AC), OS 3 (62,034.00 SF, 1.44 AC), OS 4 (3,148.00 SF, 0.09 AC), OS 5 (108,886.00 SF, 2.50 AC), OS 6 (21,647.00 SF, 0.50 AC), TOTAL (208,033.00 SF, 4.82 AC)

STREET TABLE

Table with columns: NAME, LENGTH. Rows: ROAD A (1,321 LF), ROAD B (413 LF), ROAD C (869 LF), ROAD D (702 LF), ROAD E (568 LF), ROAD F (534 LF), NORTH RIDGE DR (290 LF), TOTAL (4,741 LF)

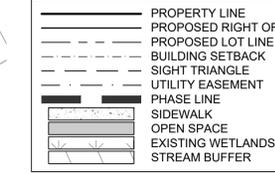
PHASE TABLE

Table with columns: PHASE, LOTS. Rows: PHASE 1 (32 LOTS), PHASE 2 (20 LOTS), PHASE 3 (15 LOTS), PHASE 4 (25 LOTS)

SETBACKS TABLE

Table with columns: FRONT YARD = 20', SIDE YARD = 5', REAR YARD = 20', CORNER YARD = 12'

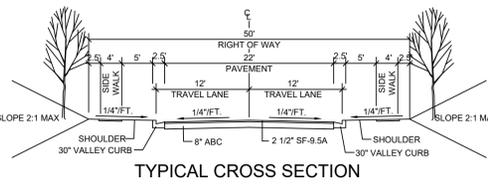
LEGEND



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING DEVELOPED BY CITY OF SANFORD UNITED REQUIREMENT ORDINANCE (UDO).

USPS NOTE CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE AREA. KIOSK LOCATION APPROVED BY USPS, JULY 3, 2019. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS.

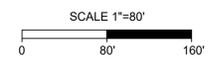


811 Know what's below. Call before you dig. Logo and text for the utility marking service.

S:\331\42304-Southern Estates (DWG) Sheet (Plot\_V23204-C2.0-SITE.dwg) | Plotted by Elizabeth Brawley

2020 - Proposed Revision

FOR REVIEW ONLY



**LEGEND**

	PROPERTY LINE
	SANITARY SEWER EASEMENT
	SIDEWALK
	OPEN SPACE
	EXISTING WETLANDS
	STREAM BUFFER

NOTE: ALL WATER IS CITY OF SANFORD PUBLIC WATER.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE SITE PUMP STATION AND FORCEMAIN.

**UTILITY LEGEND**

	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	BLOWOFF ASSEMBLY
	GATE VALVE
	PROPOSED SEWER MAIN
	PROPOSED MANHOLE
	PROPOSED FORCEMAIN

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.9951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	03/04/2020
DRAWN BY	E. ANGE
DESIGNED BY	E. ANGE
CHECKED BY	J. CHANDLER
SCALE	1" = 80'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**SOUTHERN ESTATES**  
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

**OVERALL UTILITY PLAN**

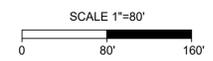
JOB NO.	42304
SHEET NO.	3.0



S:\31\42304-Southern Estates DWG\Sheet\Plot\42304-C3.0-UTL.dwg | Plotted by Elizabeth Brawell



2020 - Proposed Revision



**LEGEND**

- PROPERTY LINE
- SANITARY SEWER EASEMENT
- SIDEWALK
- OPEN SPACE
- EXISTING WETLANDS
- STREAM BUFFER

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE SITE PUMP STATION AND FORCEMAIN.

**UTILITY LEGEND**

- PROPOSED WATER MAIN
- FIRE HYDRANT ASSEMBLY
- BLOWOFF ASSEMBLY
- GATE VALVE
- PROPOSED SEWER MAIN
- PROPOSED MANHOLE
- PROPOSED FORCEMAIN

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DRAWN BY  
**E. ANGE**

DESIGNED BY  
**E. ANGE**

CHECKED BY  
**J. CHANDLER**

SCALE  
**1" = 80'**

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**SOUTHERN ESTATES**  
 FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

**OFF-SITE UTILITY PLAN**

JOB NO.	42304
SHEET NO.	3.1

S:\331\42304-Southern\_Estates\DWG\Sheet\Plot\42304-C3.0-UTIL.dwg | Plotted by Elizabeth Brawley



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**CITY OF SANFORD  
CITY COUNCIL AND PLANNING BOARD  
PUBLIC HEARING INFORMATION  
MARCH 17, 2020**

**APPLICATION# 2020-0302 TO AMEND THE SANFORD ZONING MAP**

---

**Applicant:** Esplanade Communities of Florida, LLC

**Owners:** Esplanade Communities of Florida, LLC

**Request:** Rezone from Residential-Mixed (R-6-C) Conditional Zoning District TO Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) with the intent being to revise the subdivision design.

**Location:** Vacant lot accessed via & on the eastern side of Fire Tower Road, approximately 240ft northeast of the Fire Tower Road and Tramway Road intersection.

**Township:** Jonesboro

**Tax Parcels:** 9641-45-5299-00 and 9641-55-0952-00

**Adjacent Zoning:** North-ETJ: Residential Mixed (R-12) and Residential Single-Family (R-20)

South-ETJ: Residential Mixed (R-12)

East-ETJ: Residential Mixed (R-12)

West-Lee Co.: Residential Agricultural (RA), opposite Fire Tower Road

**Introduction:** Planning staff has received a rezoning application from Esplanade Communities of Florida, LLC requesting to revise the site plan associated with a conditional zoning district. The redesign was triggered by the wetland delineation along an existing creek within the subdivision.

**Area and Site Description:** Fire Tower Road is located between Tramway Road and Carthage Street, with the site being approximately 240ft north of the Fire Tower Road/Tramway Road intersection. The site is comprised of two vacant tracts of land that total 29.04 ± acres.

**Surrounding Land Uses:** South of the site are R-12 zoned lots ranging in size from 0.44 of an acre to 1.2 acres that front Tramway Road and, with the exception of one vacant lot, are developed with single-family homes. North of the site are R-12 zoned lots ranging in size from 0.77 of an acre to 3.5 acres that front/access Fire Tower Road and are developed with single-family homes or vacant and one R-20 zoned lot that is one acre in size and developed with a single-family home. East of the site is Brookhaven, a 56-lot subdivision zoned R-12 and developed with 42 single-family homes served by public NCDOT maintained streets, public City water, and private septic systems. West of the site, opposite Fire Tower Road, is a 231 acre agricultural tract of land zoned RA, an 8.12 acre tract of land developed with an old abandoned store building, and a 1.0 acre tract of land developed with a single-family home.

**Zoning District Information**

Existing Zoning: A conditional zoning district allows a property owner to place additional conditions upon an existing, equivalent conventional, general use zoning district. A Conditional Zoning District Type 2 would be the preferred zoning approach if a petitioner desired to (a) to reduce or narrow the number of permitted uses and/or (b) impose higher level design standards than that which exists within an equivalent general use zoning district. Conditional Zoning District Type 2 would also be practical in

situations where a petitioner desires to install or construct additional buffers or other physical features that would serve to increase the protection afforded neighboring properties and/or the appearance of the proposed development.

Only the property owner(s) of a proposed Conditional Zoning District Type 2 shall be eligible to apply for rezoning to a Conditional Zoning District. The owner shall specify the use(s) of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following (as applicable):

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities (parking lots, driveways, and access streets);
- The location and extent of buffer areas and other special purpose areas;
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- And any other such conditions the applicant may wish to propose.

The application shall include a site plan/subdivision plan and detailed narrative text that specifies the conditions that will govern the development and use of the property. If approved, this information is legally binding on the land; therefore, the site has to be developed as per the approved plans and conditions even if a property transfer were to take place. Any item not specifically addressed in the rezoning process must comply with the UDO standards.

As reminder, the conditional zoning process is a negotiated zoning process and, as such, the City Council and/or Planning Board may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the conceptual plans and conditions that are approved in conjunction with this project must comply with the technical specifications and requirements of all regulatory agencies.

In 2019, the site was rezoned from Residential-Mixed (R-12) to Residential-Mixed (R-6-C) Conditional Zoning District to allow a residential single-family subdivision with the following characteristics: The minimum lot frontage is typically 60ft (Lots 17 and 18, 22-25, 28-40, 48-50, and 89 do not have 60ft of frontage). The max building height of 40ft. The minimum lot size within this subdivision is 6,000sf (Lots 21, 22, 50, 51, 52, and 77), the average lot size is 7,855sf, and the largest lot size is 15,406sf (Lot 81). There is 7.27 acres or 25% of the site is included as open space.

The minimum building setbacks for a principal structure or house is as follows:

Front: 20 feet, as measured from the right-of-way line of the proposed public street

Rear: 20 feet, measured from the rear property line

Side(s): 5 feet, measured from the side property lines

The side yard setback for a corner lot is 12ft, measured from the right-of-way line of the proposed street.

Specific conditions for this subdivision included the following:

- Land usage will be restricted to not more than 87 single-family lots and common areas as illustrated on the conceptual site plan/subdivision plat.
- The community will have a Homeowner's Association (HOA).

- The community will have concrete valley curb along all public streets.
- The community will have 4-foot sidewalks on both sides of all public streets.
- All homes within the community will be served by City public water.
- All homes within the community will be served by private internal sewer lines/force main that will connect to a private lift station (owned/operated/maintained by the HOA), which will connect to City public sewer lines that are being extended by the developer to serve this subdivision.
- The HOA will own & maintain all open space parcels/areas.
- The community will have a designated playground area.
- The community will have a designated dog park.
- Cluster mailboxes will be located within the open space area upon approval by the USPS and owned/maintained by the HOA.
- All homes within the community will have concrete drives
- Architectural features and style of the homes will be similar to the architectural elevations included in the rezoning application packet.
- The single-family homes within this community will range in size from 1,350sf to 3,500sf.
- The single-family homes within this community will have exteriors with vinyl siding with some brick or stone accents.
- The timing for this project is proposed as rezoning/annexation of the site in the first quarter of 2019; submittal/approval of subdivision construction drawings and securing permits in the second quarter of 2019; subdivision construction in the fourth quarter of 2019; with lots delivered in the first quarter of 2020.

The 2019 conceptual civil drawing set illustrates the subdivision design with the lot layout, street configuration, and the open space areas. The approved density is 87 lots / 29.04 acres = 2.99 = 3 units per acre.

Per information provided by the developer in 2019, the single-family homes within this community will range in price from \$200,000 to \$300,000, but ultimately the price of housing is market driven – not dictated by the zoning.

The rezoning request was approved based on the rationale that the subdivision design incorporates many of the components included within the *Plan SanLee* “Suburban Neighborhood” place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater (at that time, via a private lift station connection to public City sewer), and sidewalks on both sides of all public streets. Staff included the following suggestions/recommendations:

- To promote connectivity, staff suggests extending North Ridge Drive through Lots 50 and 51 to create a stub street that extends to the perimeter property line and strongly encourages extending the sidewalk along the proposed main entrance road into the subdivision (Road A) out onto/parallel to Fire Tower Road to the perimeter of the subdivision property, both north & south of the entrance drive. *The Planning Board did not support this recommendation and the City Council did not include it as a condition of the 2019 rezoning.*
- To encourage diversity of housing styles, staff strongly encourages limiting the number of the same style of house that can be built consecutively along each street within this subdivision.

- To encourage architectural interest, staff suggest that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

Please note that the information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

The 2019 approved plans are included within the agenda for your reference.

The main concerns expressed at the 2019 Public Information Meeting were as follows:

- Traffic, in general – there are existing traffic problems in the area due to the high volume of traffic associated with Southern Lee High School and SanLee Middle School, especially with regard to entering & exiting Tramway Road during the morning drop-off and afternoon pick-up times for the schools, and concern was expressed that the additional traffic generated by this subdivision might exacerbate the problem
- Traffic, in Brookhaven subdivision – there is concern that proposed street connection to North Ridge Drive will create additional vehicular & pedestrian traffic through Brookhaven that may disrupt the quiet neighborhood and invite crime into the neighborhood
- Brookhaven subdivision – residents expressed frustration over of the lack of amenities within the existing adjoining Brookhaven subdivision, specifically that there are narrow streets, no sidewalks, and no street lights and expressed concern that a roadway connection to this neighborhood may encourage more people to enter the neighborhood –which will make the lack of existing amenities more problematic for the residents
- Brookhaven subdivision – residents would like to have access to public sanitary sewer if the cost is not unreasonable
- Buffer – the adjoining property owners would like as much of a buffer as possible between their properties and the proposed subdivision, preferably a buffer area containing landscaping and/or fencing

Proposed Zoning: In 2020, the petitioner would like to revise the subdivision design to increase the number of lots from 87 to 92. The average lot size is increasing from 8,386sf to 8,749sf. The open space acreage remains the same at 6.48 acres or 22.3% of the overall site, which exceeds the 5% required. Reference the Wetland Delineation Map and the revised Southern Estates Preliminary Plan set included within the agenda. The proposed density is 92 lots / 29.04 acres = 3.16 = 3 units per acre. All of the conditions would remain consistent with the 2015 approval. All TRC revisions must be addressed and the preliminary plat must be reviewed/approved prior to the final plat being recorded.

There was no Public Information Meeting held for the 2020 proposed subdivision revision given the relatively minor changes; however, adjoining owners notices were mailed for the rezoning request as required per the NCGS.

### **Overlay Districts & Area Plans**

Per GIS, the subject property is not located within an established Flood Hazard Area/Floodplain, a Watershed Conservation Overlay District, or a Historic Preservation Overlay District. Sheet C1.0, Existing Conditions, of the conceptual civil set illustrates a wetland area and stream, which will be included within an open space area. There will be a 30ft buffer area on each side of the stream centerline within this area.

The following is a general note included with all rezoning requests: Sanford, Lee County and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land-disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at <http://deq.nc.gov>

Long Range Plan: The *Plan SanLee* identifies the future land use place type for this tract of land as “Suburban Neighborhood”, which has the following characteristics:

- Residential areas on the outskirts of a core urbanized area
- Facilitates large scale development of single-family residential
- Walkable, with a high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares
- A local example is the Westlake Valley neighborhood in Sanford

Land uses categories include open space (undeveloped open space & forests), civic (schools, churches, and neighborhood parks), and residential (detached & attached single family dwellings). Transportation categories range from a low priority mode to a high priority mode, with the following transit types listed in order: public transit, on-street bike lanes, off-trail system, sidewalks, off-street trails, transit & commercial area connections, and vehicular connectivity. Context is described as a development density of four to seven units per acre with moderate building setbacks and a 35ft height limit, utility infrastructure of public water & public wastewater with a preferred character of interconnected curvilinear streets, 600ft block lengths, curb & gutter/sidewalks, and street trees. Zoning information includes the current districts of R-20, R-14, R-12SF (primary) and R-12 (secondary) and the proposed districts of Medium Density Residential (primary) and Low Density Residential (secondary). Please reference the “Suburban Neighborhood” information from the *Plan SanLee* that is included within the agenda for additional information and illustrations.

**Utilities:** The subject property appears to have access to public water via an 8-inch public water main located in the right-of-way of North Ridge Drive. The subject property does not currently have access to public sewer and the developer is proposing that all homes within the community will be served by public City sewer. As a general rule, any/all new development must comply with the rules and regulations of the Sanford Public Works Department regarding the extension of and/or connection to public City maintained utilities.

**Transportation:** Per the 2019 information, a Traffic Impact Analysis (TIA) that recommends a turn lane be constructed at the subdivision entrance off of Fire Tower Road has been submitted to NCDOT for review/approval. If a turn lane is required by NCDOT, it must be illustrated on the subdivision construction drawings reviewed/approved by the TRC prior to the development of the site in the manner proposed.

The subject property has approximately 650ft of frontage on Fire Tower Road, which is a NCDOT maintained roadway with a 60ft right-of-way. The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Fire Tower Road as an existing minor thoroughfare, with no recommendations. Draft STIP is recommending removal of the Tramway Road widening project There is a 2012 traffic count of 3,500 vehicle per day along Fire Tower Road in front of Lots 2 and 3.

### **Staff Recommendation**

Staff recommends that the Boards support the request to rezone this site from to Residential-Mixed (R-6-C) Conditional Zoning District to Residential-Mixed (R-6-C) Conditional Zoning District (Revision #1) as the subdivision design incorporates many of the components included within the *Plan SanLee* “Suburban Neighborhood” place type, such as detached single-family dwellings, a connection to an existing stub street (North Ridge Drive) on an adjoining lot, interconnected curvilinear streets, valley curb, public streets, public water, public wastewater, and sidewalks on both sides of all public streets. The density has not changed significantly and 22% of the site being dedicated as common open space appears to accommodate the needs of the collective residents within the subdivision and offsets the higher density.

As in 2019, staff makes the following recommendations:

- To encourage diversity of housing styles, staff strongly encourages limiting the number of the same style of house that can be built consecutively along each street within this subdivision.
- To encourage architectural interest, staff suggest that a carriage-style garage door be incorporated in the design of the homes and that additional exterior elements be added to the facades in an attempt to avoid an abundance of horizontal vinyl siding creating a monotonous visual effect.

Please note that the information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

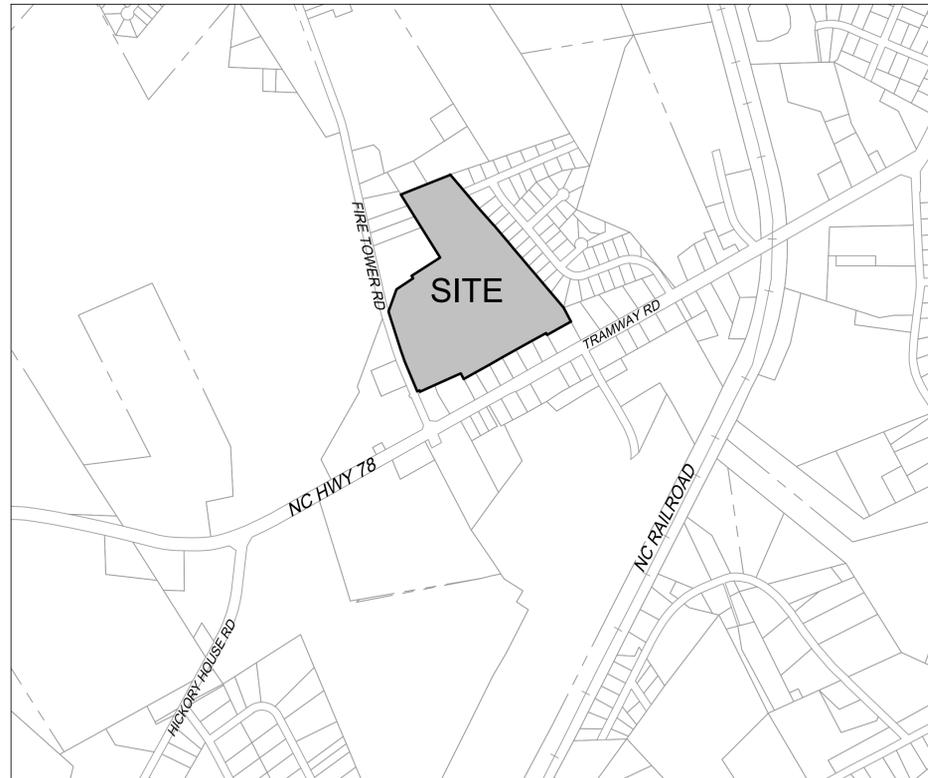
**Staff Information Regarding a Recommendation from the Planning Board:** As a reminder, the conditional (re)zoning process is a negotiated process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, the recommendation from the Planning Board should include language describing whether the action is consistent with the *Plan SanLee* land use plan, why it considers the recommendation to be reasonable and in the public interest, and other matters as deemed appropriate by the board. Additional information presented at the public hearing should also be considered in the recommendation and the final decision regarding the requested zoning map amendment.

# SOUTHERN ESTATES CONDITIONAL USE REZONING PLAN

CITY OF SANDFORD, LEE COUNTY, NORTH CAROLINA

**SITE DATA**

PROJECT:	SOUTHERN ESTATES
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4507 JIM CHANDLER, PE EMAIL: JIM.CHANDLER@TIMMONS.COM
DEVELOPER:	ESPLANADE COMMUNITIES 148 US HWY 70 GARNER, NC 27529 PHONE: 919-422-2753 BRYAN ADAMS EMAIL: MLYCZKOWSKI@ESPLANADECOMMUNITIES.COM
PROPERTY LOCATION:	FIRE TOWER ROAD
PINS:	9641-55-0952, 9641-45-5299
TOWNSHIP:	JONESBORO
REQUESTED ZONING:	R-6 CONDITIONAL USE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA:	29.04 ACRES



VICINITY MAP

**Sheet List Table**

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SUBDIVISION PLAN
C3.0	UTILITY PLAN
C3.1	OFF-SITE UTILITY PLAN

THIS DRAWING PREPARED AT THE <b>RALEIGH OFFICE</b> 5410 Trinity Road, Suite 102   Raleigh, NC 27607 TEL 919-866-4951 FAX 919-866-9824 www.timmons.com	REVISION DESCRIPTION
YOUR VISION ACHIEVED THROUGH OURS.	DATE
	12/14/18
DRAWN BY	E. ANGE
	DESIGNED BY
CHECKED BY	B. BLACKMON
	J. CHANDLER
SCALE	N/A

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**SOUTHERN ESTATES**  
FIRE TOWER RD, CITY OF SANDFORD, NORTH CAROLINA

**COVER**

JOB NO. 42304  
SHEET NO. CVR





FOR REVIEW ONLY

SITE DATA

**DEVELOPER:**  
 MARK LYCZKOWSKI  
 ESPLANADE COMMUNITIES  
 149 US HWY 70  
 GARNER, NC 27529

**ENGINEER:**  
 TIMMONS GROUP  
 JIM CHANDLER, PE  
 5410 TRINITY ROAD, STE. 102  
 RALEIGH, NC 27607  
 PHONE: 919-866-4507

**OWNER OF RECORD:**  
 PETTUS, DONNIE RAY  
 508 GLENWOOD DR  
 SANFORD, NC 27330

2019 - Approved Plans

PIN #s = 9641-55-0952, 9641-45-5299  
 DB = 981, PG = 488  
 DB = 981, PG = 480  
 FIRM MAP# = 3720064200J

TOTAL EXISTING TRACT ACREAGE = 29.04 acres  
 EXISTING ZONING & USE = R-12, VACANT  
 PROPOSED ZONING & USE = R-6, SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS = 87  
 PROPOSED DENSITY = 3.00 du/acre

MINIMUM REQUIRED LOT WIDTH = 60 feet  
 MINIMUM LOT WIDTH PROVIDED = 60 feet  
 MINIMUM ALLOWABLE LOT SIZE = 6,000 sq.ft.  
 MINIMUM LOT SIZE PROVIDED = 6,000 sq.ft.  
 AVERAGE LOT SIZE = 7,855 sq.ft.

PROVIDED OPEN SPACE AREA = 7.27 acres (25%)

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DATE  
 12/14/18

DRAWN BY  
 E. ANGE

DESIGNED BY  
 B. BLACKMON

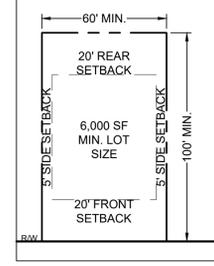
CHECKED BY  
 J. CHANDLER

SCALE  
 1" = 80'

DATE

REVISION DESCRIPTION

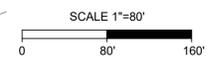
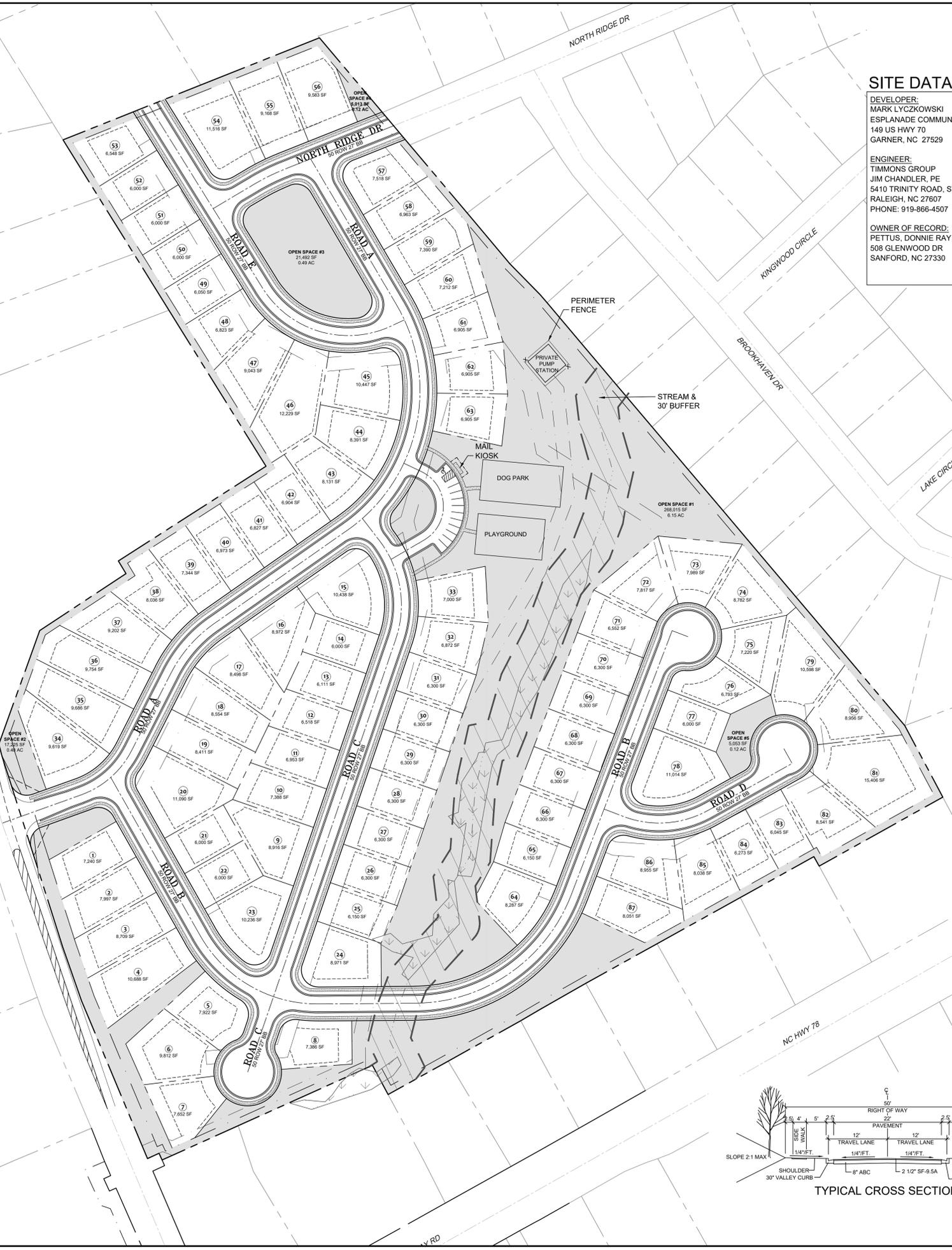
LOT TYPICAL



A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY CITY OF SANFORD UNITED DEVELOPMENT ORDINANCE (UDO).

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE AREA. PROPOSED KIOSK LOCATION SHALL BE APPROVED BY USPS. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS.



OPEN SPACE DATA

OPEN SPACE #1	268,015.15 SF	6.15 AC
OPEN SPACE #2	17,224.53 SF	0.40 AC
OPEN SPACE #3	21,492.43 SF	0.49 AC
OPEN SPACE #4	5,013.44 SF	0.12 AC
OPEN SPACE #5	5,053.17 SF	0.12 AC
<b>TOTAL</b>	<b>316,798.71 SF</b>	<b>7.27 AC</b>

STREET TABLE

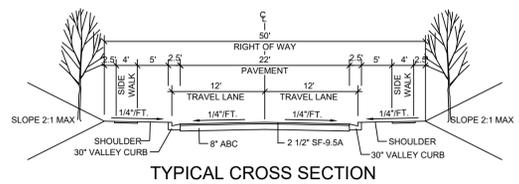
NAME	LENGTH
ROAD A	1,317 LF
ROAD B	1,365 LF
ROAD C	870 LF
ROAD D	328 LF
ROAD E	556 LF
NORTH RIDGE DR	295 LF
<b>TOTAL</b>	<b>4,731 LF</b>

SETBACKS TABLE

FRONT YARD = 20'
SIDE YARD = 5'
REAR YARD = 20'
CORNER YARD = 12'

LEGEND

- PROPERTY LINE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED LOT LINE
- - - BUILDING SETBACK
- - - UTILITY EASEMENT
- - - SIDEWALK
- - - OPEN SPACE
- - - EXISTING WETLANDS
- - - STREAM BUFFER



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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**TIMMONS GROUP**  
 SOUTHERN ESTATES  
 NORTH CAROLINA LICENSE NO. C-1652  
 SUBDIVISION PLAN  
 FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

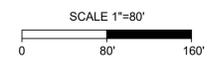
JOB NO.  
 42304

SHEET NO.  
 C2.0

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2019 - Approved Plans

FOR REVIEW ONLY



LEGEND

	PROPERTY LINE
	SANITARY SEWER EASEMENT
	SIDEWALK
	OPEN SPACE
	EXISTING WETLANDS
	STREAM BUFFER

NOTE: ALL WATER IS CITY OF SANFORD PUBLIC WATER.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE SITE PUMP STATION AND FORCEMAIN.

UTILITY LEGEND

	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	BLOWOFF ASSEMBLY
	GATE VALVE
	PROPOSED SEWER MAIN
	PROPOSED MANHOLE
	PROPOSED FORCEMAIN

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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DATE	REVISION DESCRIPTION
12/14/18	

DRAWN BY	E. ANGE
DESIGNED BY	B. BLACKMON
CHECKED BY	J. CHANDLER
SCALE	1" = 80'

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

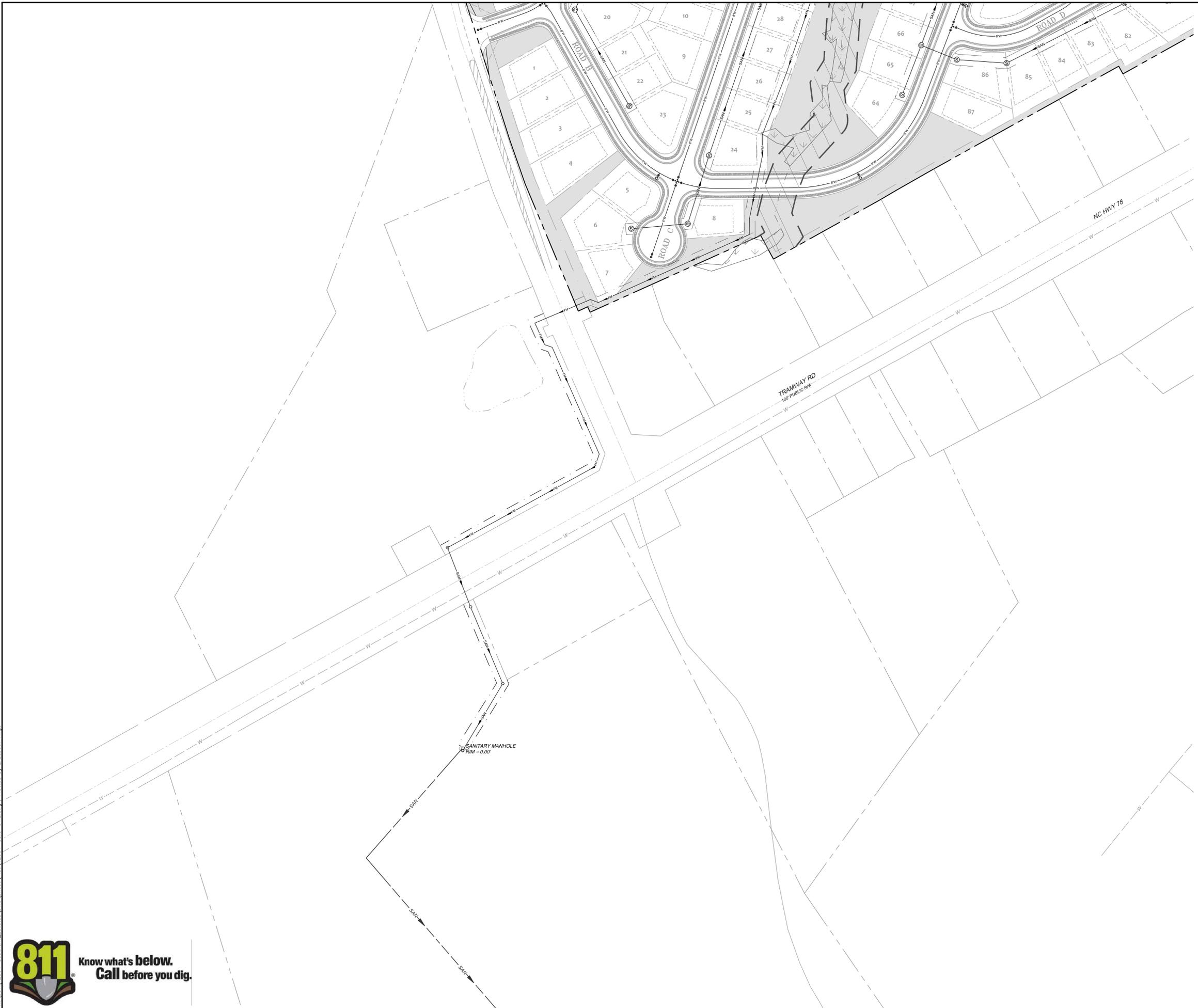
**SOUTHERN ESTATES**  
 FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA

**ON-SITE UTILITY PLAN**

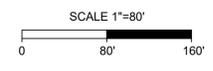
JOB NO.	42304
SHEET NO.	C3.0

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2019 - Approved Plans



LEGEND

	PROPERTY LINE
	SANITARY SEWER EASEMENT
	SIDEWALK
	OPEN SPACE
	EXISTING WETLANDS
	STREAM BUFFER

UTILITY LEGEND

	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	BLOWOFF ASSEMBLY
	GATE VALVE
	PROPOSED SEWER MAIN
	PROPOSED MANHOLE
	PROPOSED FORCEMAIN

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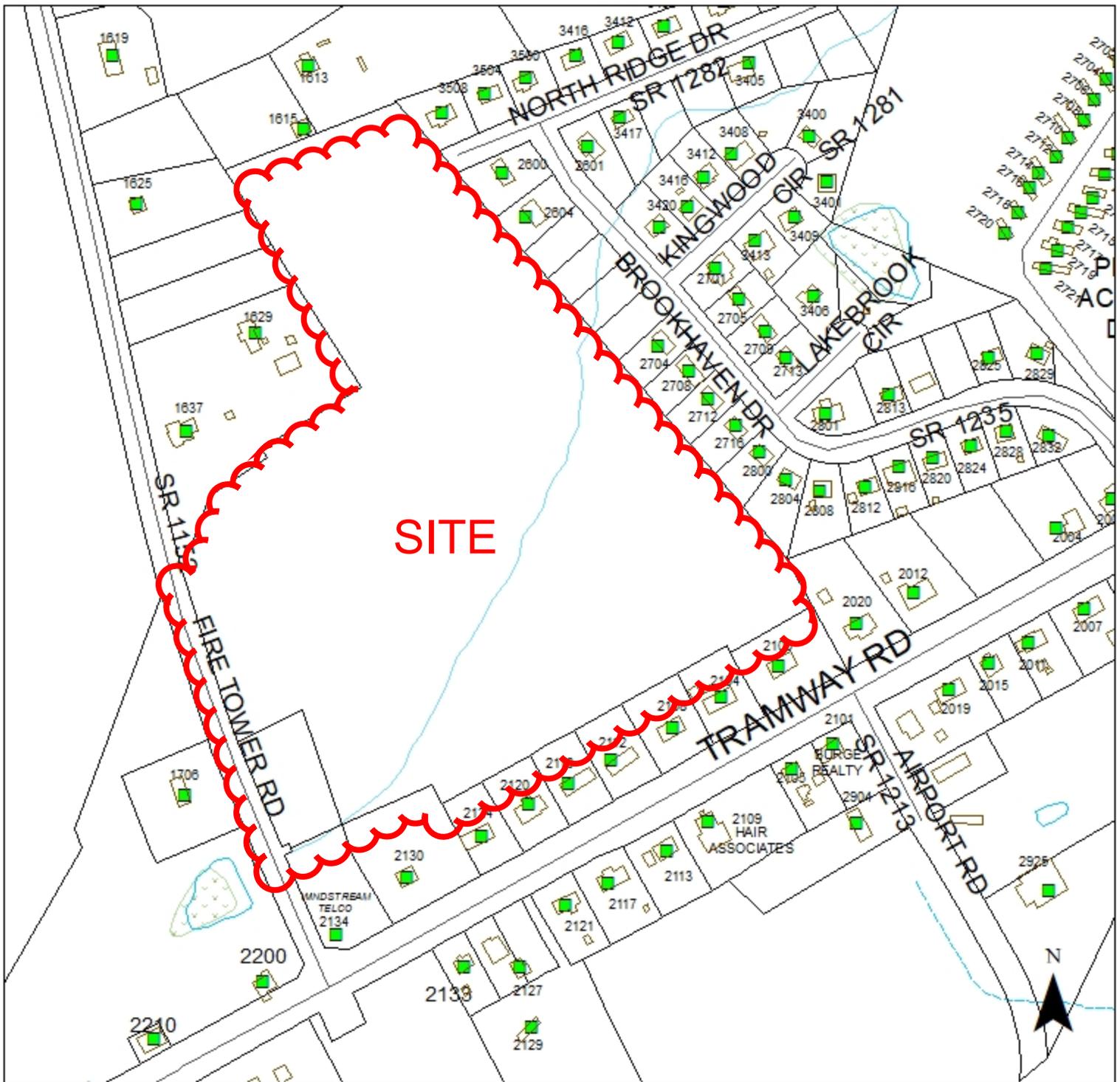
SCALE 1" = 80'

# TIMMONS GROUP

SOUTHERN ESTATES  
NORTH CAROLINA LICENSE NO. C-1652  
FIRE TOWER RD, CITY OF SANFORD, NORTH CAROLINA  
OFF-SITE UTILITY PLAN

JOB NO. 42304  
SHEET NO. C3.1

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## REZONING APPLICATION 2020-0302

Application by Esplanade Communities of Florida, LLC

to rezone two tracts of land totaling 29.04 acres with frontage off of Fire Tower Road from the current zoning of Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1)

with the intent being to revise the subdivision design associated with a site plan specific conditional zoning district.



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This is a graphic illustration and not a legal document.



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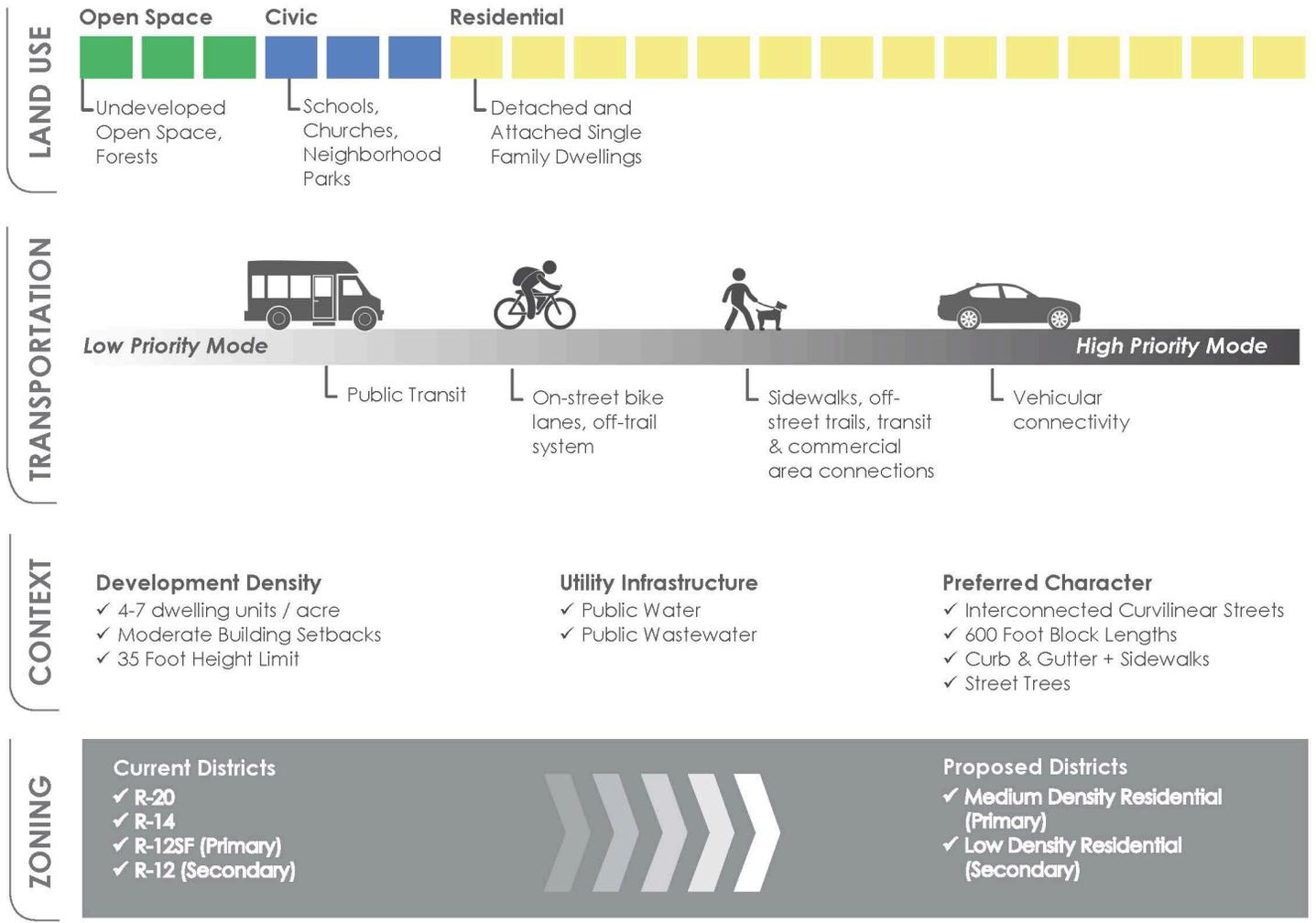
This is a graphic illustration and not a legal document.



## SUBURBAN NEIGHBORHOOD

- ✓ Residential areas on the outskirts of a core urbanized area
- ✓ Facilitates large scale development of single family residential
- ✓ Walkable, with high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares

**Local Example - Westlake Valley Neighborhood in Sanford**



**ADJOINING PROPERTY OWNERS LIST**

PETITION BY: Esplanade Communities of Florida, LLC | Contact: Mark Lyczkowski

REQUEST: Rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road from Residential-Mixed (R-12) to R-6-C, Residential Mixed CZ District

LOCATION: (Vacant) Fire Tower Road, Sanford, NC 27330

PIN: 9641-55-0952-00 and 9641-45-5299-00

DATE: 2019-01-23 | Updated 2019-02-01 (after the Public Information mtg) &amp; 2019-02-08

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9641-45-7006-00	o TRAMWAY RD	DAVID & VERNIE PETTUS REVOC LIVING TRUST	-	5513	BEAVER DAM	CHARLOTTE	NC	28227
02	9641-45-8163-00	2130 TRAMWAY RD	PETTUS, LULA MAE SLOAN (LIFE ESTATE)	-	8008	BLUERIDGE	RALEIGH	NC	27615
03	9641-55-0201-00	2124 TRAMWAY RD	POINDEXTER, JIMMY	POINDEXTER, CAROL	8008	BLUFF RIDGE	RALEIGH	NC	27615
04	9641-55-1206-00	2120 TRAMWAY RD	LAFOUNTAIN, JOHN A	LAFOUNTAIN, SHELIA J	2120	TRAMWAY RD	SANFORD	NC	27330
05	9641-55-2228-00	2116 TRAMWAY RD	VILLACORTA, MIGUEL SAYCO	VILLACORTA, MARICEL G	300	PROVIDENCE HALL	SANFORD	NC	27330
06	9641-55-3325-00	2112 TRAMWAY RD	BENITEZ, SANTOS I	-	2112	TRAMWAY RD	SANFORD	NC	27330
07	9641-55-4432-00	2108 TRAMWAY RD	KERSHNER, CLARK L (HEIRS)	KERSHNER, LARUE M	1887	HICKORY HOUSE RD	SANFORD	NC	27332
08	9641-55-5458-00	2104 TRAMWAY RD	HONEYCUTT, EDWARD H JR	HONEYCUTT, NELL P	2104	TRAMWAY RD	SANFORD	NC	27330
09	9641-55-6595-00	2100 TRAMWAY RD	MICKLE, LAWTON E SR & MICKLE, LINDA C/TR	MICKLE LIVING TRUST	7808	ELBERTA DR	SEVERN	MD	21144
10	9641-55-8647-00	2020 TRAMWAY RD	KEY, DAVID RICKEY SR	KEY, TERESA AVERY	2020	TRAMWAY RD	SANFORD	NC	27330
11	9641-55-7970-00	2808 BROOKHAVEN DR	PERSON, TOWANA L	-	7337	BROADWAY RD	SANFORD	NC	27330
12	9641-55-6982-00	2804 BROOKHAVEN DR	CHEEK, CAROLYN G	-	115	HIBUSCUS	SANFORD	NC	27330
13	9641-55-6919-00	2800 BROOKHAVEN DR	ROGERS, FLETCHER E	-	4636	PARKSIDE DR	BALTIMORE	MD	21206
14	9641-56-5065-00	2716 BROOKHAVEN DR	RAY, LARRY L (LIFE ESTATE)	RAY, JESSIE L	2716	BROOKHAVEN DR	SANFORD	NC	27330
15	9641-56-5111-00	2712 BROOKHAVEN DR	LOCKLEAR, DOC	LOCKLEAR, ANN	2718	KENDALE DR	SANFORD	NC	27330
16	9641-56-4159-00	2708 BROOKHAVEN DR	SMITH, LEWIS O	SMITH, TANASHA LEE	1002	BURNS DR	SANFORD	NC	27330
17	9641-56-4205-00	2704 BROOKHAVEN DR	LLOYD, CATHERINE H	-	2704	BROOKHAVEN DR	SANFORD	NC	27330
18	9641-56-3351-00	o BROOKHAVEN DR	ALEXANDER, CHARLES J	ALEXANDER, ELEANOR H	912	GARDEN ST	SANFORD	NC	27330
19	9641-56-2396-00	o BROOKHAVEN DR	ALEXANDER, CHARLES J	ALEXANDER, ELEANOR H	912	GARDEN ST	SANFORD	NC	27330
20	9641-56-2453-00	o BROOKHAVEN DR	ALEXANDER, CHARLES J	ALEXANDER, ELEANOR H	912	GARDEN ST	SANFORD	NC	27330
21	9641-56-1499-00	o BROOKHAVEN DR	BROWN, WILSON H	BROWN, HELEN M	207	CHARLOTTE AVE	SANFORD	NC	27330
22	9641-56-1513-00	2604 BROOKHAVEN DR	BROWN, WILSON H	BROWN, HELEN M	207	CHARLOTTE AVE	SANFORD	NC	27330
23	9641-56-0663-00	2600 BROOKHAVEN DR	BETHEA, CARSON C	-	-	PO BOX 337	LILLINGTON	NC	27546
24	9641-56-0830-00	3504 NORTH RIDGE DR	JAMES, PRINEST M	JAMES, ROVINA C	3504	N RIDGE DR	SANFORD	NC	27330
25	9641-46-9736-00	3508 NORTH RIDGE DR	JENKINS, ANGELA TERRY	-	3508	NORTH RIDGE DR	SANFORD	NC	27330
26	9641-46-8912-00	1613 FIRE TOWER RD	ADKINS, JERRY JR	ADKINS, DEBRA	741	ARTHUR MADDOX RD	SANFORD	NC	27332
27	9641-46-4797-00	1615 FIRE TOWER RD	THOMAS, MICHAEL HAIGS	-	1615	FIRE TOWER RD	SANFORD	NC	27330
28	9641-46-2771-00	o FIRE TOWER RD	SANDCOR LLC	-	506	CARTHAGE ST	SANFORD	NC	27330

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
29	9641-46-3517-00	1625 FIRE TOWER RD	SANDCOR LLC	-	506	CARTHAGE ST	SANFORD	NC	27330
30	9641-46-3466-00	o FIRE TOWER RD	SANDCOR LLC	-	506	CARTHAGE ST	SANFORD	NC	27330
31	9641-46-4307-00	o FIRE TOWER RD	SANDCOR LLC	-	506	CARTHAGE ST	SANFORD	NC	27330
32	9641-46-4145-00	1637 FIRE TOWER RD	BOWMAN, GARY WILLIAM	-	1629	FIRE TOWER RD	SANFORD	NC	27330
33	9641-25-0146-00	2400 TRAMWAY RD	RUBY & ERNEST MCSWAIN-WORTHY LANDS TRUST	-	-	PO BOX 2280	SANFORD	NC	27331
34	9641-44-2926-00	2200 TRAMWAY RD	PETTUS, ROBERT WAYNE	-	-	PO BOX 1313	SANFORD	NC	27331
35	9641-45-3256-00	1706 FIRE TOWER RD	PETTUS, LANELIA GRAY	-	-	PO BOX 1313	SANFORD	NC	27331
36	9641-55-9946-00	2816 BROOKHAVEN DRIVE	NEADELLA WILSON			PO BOX 5001	SANFORD	NC	27331
37	9641-55-8962-00	2808 BROOKHAVEN DRIVE	CHARLES & MARY CHALMERS		2808	BROOKHAVEN DRIVE	SANFORD	NC	27330
<b>Information added after the 2019-01-31 Public Information Meeting</b>									
36	9641-56-4936-00	3408 North Ridge Drive	Smith, Audrey	-	3408	North Ridge Drive	SANFORD	NC	27330
37	9641-55-4432-00	2108 Tramway Road	Kershner, Karen (see No. 07- send a letter just to Karen also)	-	1887	Hickory House Road	SANFORD	NC	27332
38	9641-56-4205-00	2707 Brookhaven Drive	Godwin, Al (see No. 17- send a 2 <sup>nd</sup> letter to Al & Catherine also)	Godwin, Catherine	2704	Brookhaven Drive	SANFORD	NC	27330
39	9641-46-4145-00	1637 FIRE TOWER RD	Cathy Bowman Williams (see No. 32-send a 2 <sup>nd</sup> letter to Cathy Bowman also)	-	-	PO Box 351	Lemon Springs	NC	28355
<b>Information added on 2019-02-04 per office visit</b>									
40	9641-55-9946-00	2816 Brookhaven Drive	Neadella Wilson	-	-	PO Box 5001	Sanford	NC	27331
41	9641-55-8962-00 DUPLICATE WITH #37	2808 Brookhaven Drive	Charles Chalmers	Mary Chalmers	-	2808 Brookhaven Drive	Sanford	NC	27330
40	APPLICANT	Esplanade Communities of Florida, LLC	Contact Person: Mark Lyczkowski, Regional Director of Land Development	919-842-0334 mlyczkowski@esplanadecommunities.com		149 US Hwy 70	GARNER	NC	27529
41	PROPERTY OWNER per GIS	9641-45-5299-00 o FIRE TOWER RD	PETTUS, DONNIE RAY (50%)	PETTUS, DAVID WILSON (50%)	508	GLENWOOD DR	SANFORD	NC	27330
42	PROPERTY OWNER per GIS	9641-55-0952-00 o FIRE TOWER RD	PETTUS, DONNIE RAY (50%)	PETTUS, DAVID WILSON (50%)	508	GLENWOOD DR	SANFORD	NC	27330

**(o) = Vacant, no addressed structures on the parcel.**

## CITY OF SANFORD PUBLIC NOTICE

Notice is hereby given that the Sanford City Council and Planning Board will hold joint public hearings on Tuesday, March 17, 2020 in the Council Chambers of the Sanford Municipal Center at 225 E. Weatherspoon Street, Sanford, N.C. The Boards will consider two (2) applications to amend the Official Zoning Map of the City of Sanford, NC. The hearings will begin at 6:00 p.m. or as soon thereafter as deemed practical by the Board. The rezoning applications are described below:

1. Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership, to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00 Lee County Land Records.
  
2. Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9 acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Zoning & Design Review Department, 115 Chatham Street, Suite 1, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the County will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

Cualquier ciudadano que tenga preguntas o comentarios de las cosas al referido, puede comunicarse a el departamento de desarrollo para Sanford/Condado de Lee, llame al (919) 718-4656.

By Bonnie Davis, City Clerk

# Sanford/Lee County

Planning and Development

P.O. Box 3729, Sanford, N.C. 27331-3729

March 6, 2020

Dear Adjacent Property Owner:

The Zoning Ordinance of Sanford, North Carolina requires that adjacent property owners be notified when a request for a change in zoning classification has been scheduled for a public hearing before the Sanford City Council and Planning Board.

## CITY OF SANFORD PUBLIC NOTICE

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**ADJACENT PROPERTY OWNERS NOTIFICATION CERTIFICATION**

I, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following rezoning petitions as indicated on the Lee County Tax Maps were notified by First Class U.S. Mail on Friday, March 6, 2020.

**2020-0301**

1. REZONING APPLICATION - Application by Beacon Management Corporation for property owned by Winding Brook Limited Partnership, to rezone one 8.63 ± acre tract of land addressed as 2107 Woodland Avenue from the current zoning of Winding Brook Apartments Conditional Zoning District (Revision #1) to Winding Brook Apartments Conditional Zoning District (Revision #2), with the intent being to revise the site plan design associated with this specific conditional zoning district. The subject property was formerly developed with several structures addressed as 2111, 2113, and 2201 Woodland Avenue and is depicted on Lee County Tax Maps 9652.18 and 9652.14 as Tax Parcel 9652-32-3205-00 Lee County Land Records.

**2020-0302**

2. REZONING APPLICATION - Application by Esplanade Communities of Florida, LLC to rezone two vacant tracts of land totaling 29.04 ± acres with frontage/access off of Fire Tower Road (SR 1152) from Residential-Mixed Conditional Zoning District (R-6-C) to Residential-Mixed Conditional Zoning District (R-6-C) (Revision #1), with the intent being to revise the subdivision design associated with this specific conditional zoning district. The subject property is identified as Tax Parcels 9641-55-0952-00 and 9641-45-5299-00 as depicted on Lee County Tax Maps 9641.01 and 9641.02. The subject property is illustrated as a 27.9 acre tract of land and an adjoining lot owned by Donnie Ray Pettus on a 2019 plat labeled Boundary Survey for Esplanade Communities of Florida, LLC created by Timmons Group and recorded at Plat Cabinet 2019, Slide 60 of the Lee County Register of Deeds Office.

Signature: Amy J. McNeill Date: 3/9/2020

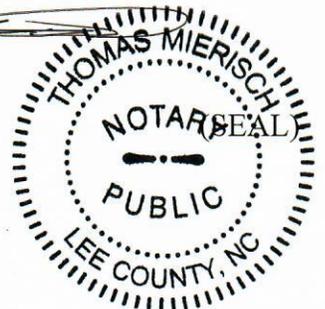
Title: ZONING ADMINISTRATION

Lee County, North Carolina

I, Thomas Mierisch, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy McNeill personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 9TH day of March, 2020.

Thomas Mierisch  
Notary Public Signature

My Commission expires 9/30/2020



Bonnie/Vicki,

Please add a public hearing for MSD expenditure approvals to the March 17, 2020 council meeting. Finance has taken care of sending the public notice advertisements to the Sanford Herald as required by law. The list of expenditures to be approved is listed below:

- Advertising/Marketing                    \$17,500
  - Deep South Entertainment contract
  - Creative work with Avenir Bold
  - Life 103.1 contract
  
- Postage    \$50
  - Postcard mailing about Downtown Alive
  
- Departmental Supplies                    \$500
  - Committee supplies
  
- Supplies / Holiday Decorations    \$500
  - New Christmas decorations for corner of Steele and Carthage
  
- Contractual Services                    \$5,214
  - Bookkeeper
  - Webhosting
  - Waste industries
  
- Miscellaneous                                \$750
  - Unidentified needs
  
- Streetscape Project                    \$2,500
  - StreetFest
  
- Building Improvement Grants    \$2,250
  - RISE Grant
  - Building Improvement Applications

Let me know if you have any questions or need additional information.

Thanks,  
 Cindy O'Quinn  
 Senior Budget Analyst  
 City of Sanford  
 PO Box 3729  
 Sanford, NC 27331-3729  
 (919)777-1141

**RESOLUTION TO TEMPORARILY CLOSE STREETS  
IN SUPPORT OF THE SANFORD CLEANUP AND BLOCK PARTY**

**WHEREAS**, the Housing Task Force, Jonesboro United Methodist Church, Saint Mark United Church of God, several community groups and other area churches are requesting the closure of several streets for the purpose of a Sanford Cleanup and Block Party:

N First Street from Charlotte Avenue to Temple Avenue;  
N Second Street from Charlotte Avenue to North Avenue;  
North Avenue from N First Street to N Fourth Street;  
Midland Avenue from N First Street to N Fourth Street;

**WHEREAS**, said temporary closures would occur on Saturday April 25<sup>th</sup> 2020 between the hours of 8:00 AM and 4:00 PM; and

**WHEREAS**, General Statute 160A-296 (a) (4) authorizes the Council for the City of Sanford to temporarily close streets for such purposes,

**WHEREAS**, the City of Sanford, has no objection to said event occurring between the stated hours on said date;

**NOW, THEREFORE, BE IT RESOLVED** that the City of Sanford Police and Public Works Departments are directed to close the above said streets on Saturday April 25<sup>th</sup> 2020 between the hours of 8:00 AM and 4:00 PM.

ADOPTED this 17<sup>th</sup> day of March, 2020.

\_\_\_\_\_  
T. Chet Mann, Mayor

ATTEST:

\_\_\_\_\_  
Vicki R. Cannady, Deputy, City Clerk

\_\_\_\_\_  
Susan C. Patterson, City Attorney



## Jonesboro United Methodist Church

407 W. Main St. Sanford, NC 27330

To: Street Division  
City of Sanford

February 24, 2020

From: Bill Huggins

Subject: Street Closure for 2020 Sanford Block Party

Dear Sirs,

The 2020 Sanford Block Party will take place on Saturday April 25, 2020 from 8am until 4pm. The Block Party is an annual event in which the City of Sanford partners with volunteers from churches, civic organizations and the community to clean up and beautify a selected neighborhood in the city limits of Sanford. My organization, Jonesboro United Methodist Church, is the one of the lead sponsors for the 2020 Block Party. This year the area selected for the Block Party is the neighborhood in the vicinity of East Sanford Baptist Church (the other lead sponsor for the event).

In order to enable the volunteers (we expect between 200 and 250 people), vehicles and equipment to park and move freely in this area, we are requesting the closure of 1) N. Third St. and N. First St. between Temple Ave. and Charlotte Ave. 2) North Ave. and Midland Ave. between N. First St. and N. Fourth St. and 3) N. Second St. between North Ave. and Charlotte Ave. The time period of the closure would be between 8:00am and 4pm on April 25. We have submitted a request to the NCDOT for the closure of N. Third St. between Temple Ave. and Charlotte Ave. during this same time period.

Some of the property owners and residents in this area have already been contacted about this event in person by way of a mailing from the City of Sanford. Our volunteers will be in the area several times prior to April 25 to make sure all area property owners and residents are aware of the event and the road closures.

If you have any questions or need additional information, please feel free to contact me.

Regards,

Bill Huggins  
(919) 356-5109  
sanhug@gmail.com

**North Carolina Department of Transportation**  
**Special Event Request Form**  
 Revised 6/5/13

This request form is required for all special events being held within the right-of-way of State Highway System roads. Special events include one-time, annual, or periodic bicycle races, marathons or other foot races, festivals, charity walks, parades, or other events outside of the normal usage of the State Highway System. **This request must be submitted to the appropriate Division Traffic Engineer(s) where the event will be held at least ninety (90) days prior to the scheduled beginning of the event.** See a listing of the Highway Divisions and their contact information at the following URL:

<https://apps.dot.state.nc.us/dot/directory/authenticated/UnitPage.aspx?id=630>

**Section A: Event Information**

Name of Event: Sanford Block Party 2020  
 Type of Event: Community Clean-Up and Beautification  
 County/Countries: Lee  
 City/Cities: Sanford  
 Event Date(s): April 25, 2020  
 Event Time(s): 7AM to 4PM  
 Primary Sponsoring Organization: Jonesboro United Methodist Church + East Sanford Baptist Church  
 Anticipated number of participants (estimate): 200  
 Approximate distance in miles: 0.75  
 Requested Action(s):  Temporary Road Closure  Temporary Interference with Traffic  
 (Check all that apply)  Temporary Lane Closure  Participants Share the Road with Traffic

**Section B: Contact Information**

Director/Organizer Name: Bill Huggins Email: sanhug@gmail.com  
 Mailing Address: 1495 Kentucky Ave  
Sanford NC 27332  
 Telephone 1: 919 356 5109 Telephone 2: 919 718 2904 Fax: NA  
 Responsible Local Government: City of Sanford  
 Local Government Contact: Karen Kennedy Telephone: 919 718 4657 x5391  
 Responsible Law Enforcement Agency: Sanford Police Department  
 Law Enforcement Contact: Major Jamie Thomas Telephone: 919 775 -8268

**Section C: Support Material**

The following support documentation must be attached to this request before it will be considered...

1. Detailed location(s) of event including maps indicating route(s) used by the event.
2. Detailed description of the event and how it will affect the route(s) used by the event.
3. Written support for the event from all local governments whose jurisdiction the event is being held in.
4. Written acknowledgement and approval by local law enforcement and/or the State Highway Patrol.
5. Type, description, and location of any proposed temporary lane closures/interference, road closures/interference, traffic control and signing with appropriate maps, sketches, detour routes, and written acknowledgement from the agency providing the temporary closures/interference, traffic control, and/or signing accepting responsibility for such.
6. Description of notification to residents along the route as a safety and informational service.
7. Signed statement of liability waiver (last page).
8. **~~Proof of liability insurance in a minimum amount of \$1,000,000 per injury, with the State of North Carolina and the North Carolina Department of Transportation named as additional insured parties. Additional liability insurance may be requested at the discretion of the Department.~~**

**Section D: Terms and Conditions**

The following applies to all approved events...

1. Requestor shall be responsible to properly close the lanes/roads according to the Manual on Uniform Traffic Control Devices (MUTCD).
2. Requestor shall be responsible to provide all necessary traffic control using the appropriate law enforcement agency/agencies or individuals trained in traffic control as set forth in General Statute §20-114.1.
3. Requestor shall be responsible to notify all emergency services and other responders of any impending closures and/or interference.
4. Event shall be supported by, or endorsed by, the local governing body/bodies.
5. If a bicycle race, requestor shall be responsible to follow rules and statutes specific to bicycle racing as provided for in General Statute §20-171.2.

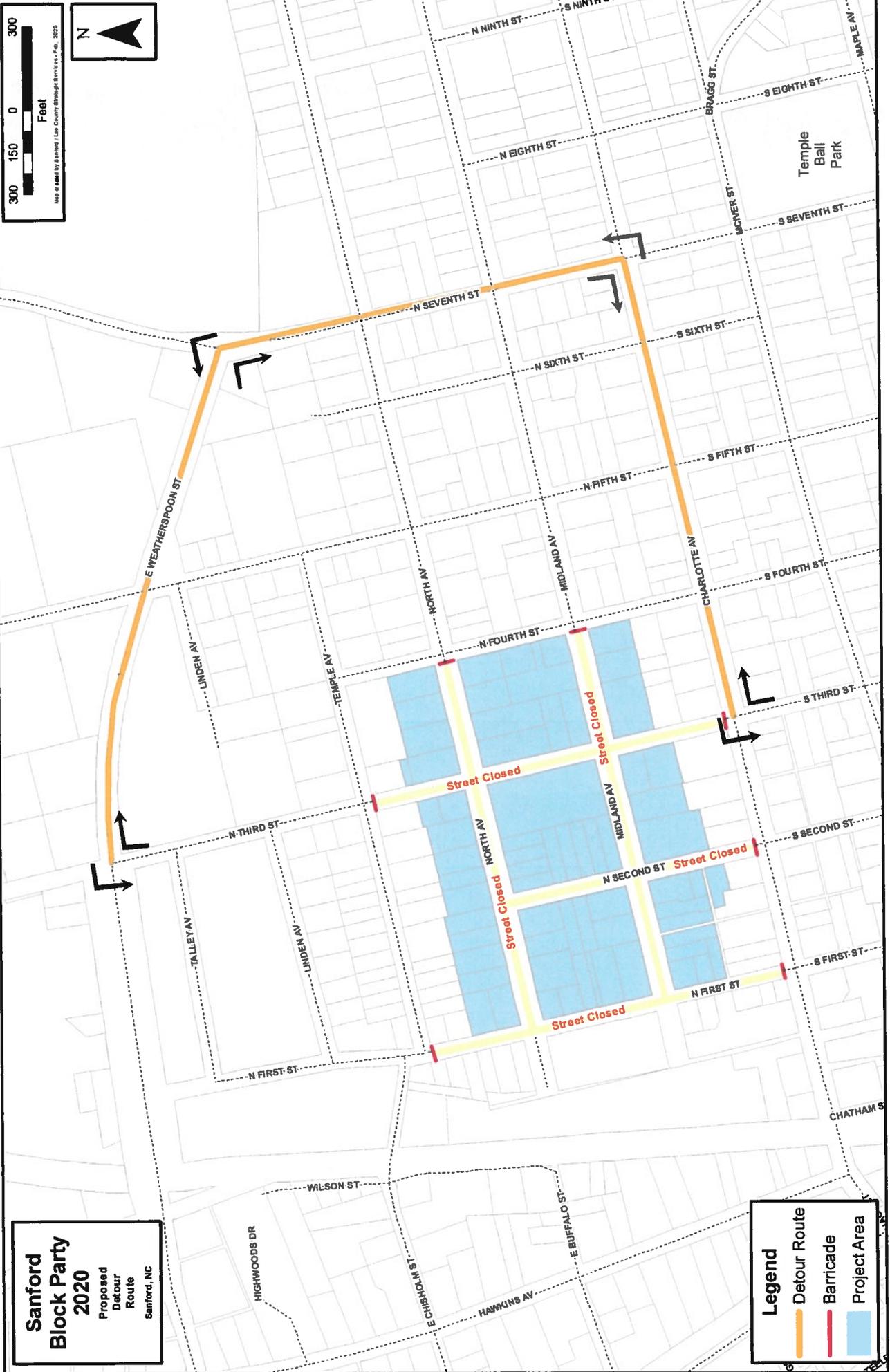
**Section E: Signatures**

Requestor Signature: Bill Huggins Date: 2/24/2020

Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Division Traffic Engineer

- CC: Division Engineers  
 District Engineers  
 Resident Engineers  
 Bridge Maintenance Engineers  
 Roadside Environmental Engineers  
 Bituminous Supervisors  
 State Highway Patrol





**Sanford  
Block Party  
2020**  
Proposed  
Detour  
Route  
Sanford, NC

**Legend**  
 — Detour Route  
 — Barricade  
 ■ Project Area

300 150 0 300  
 Feet  
 Map created by Sanford/Lake County Strategic Services, Feb. 2020



**RESOLUTION IN SUPPORT OF THE TEMPORARY CLOSURE OF  
PORTIONS OF SEVERAL STREETS FOR THE PURPOSE OF  
CHRISTIAN FAITH MINISTRIES MARCH FOR CHRIST**

**WHEREAS**, Casey Potter, organizer for and acting on behalf of the People of Christian Faith Ministries March for Christ, formally requests the temporary assistance of City of Sanford Police Dept and Public Works Departments on portions of the following streets:

**MARCH ROUTE**

Starting From Depo Park Crossing Carthage St, Crossing Moore St, at Carthage St, Crossing Steel St, at Carthage, Crossing Horner Blvd, At Carthage, Proceeding to S Gulf St Where turning and proceeding South on S Gulf St to Wicker St to Turn East on Wicker St to Horner Blvd, at Wicker St, Crossing Steel at Wicker St, Crossing Moore St at Wicker St Finishing March At Depo Park

**WHEREAS**, said temporary assistance would occur on Friday, April 10, 2020, between the hours of 11:00 AM and 12:00 PM.; and

**WHEREAS**, General Statute 160A-296 (a) (4) authorizes the Council for the City of Sanford to temporarily close streets for such purposes, and

**WHEREAS**, the City of Sanford, has no objection to said event occurring between the stated hours on said date;

**NOW THEREFORE BE IT RESOLVED, THAT** the City of Sanford Police and Public Works Departments are directed to close the above said streets on April 10, 2020 between the hours of 11:00 AM and 12:00 PM.

Adopted this 17th day of March, 2020.

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T. Chet Mann, Mayor

ATTEST:

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Vicki Cannady, Deputy City Clerk

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Susan Patterson, City Attorney

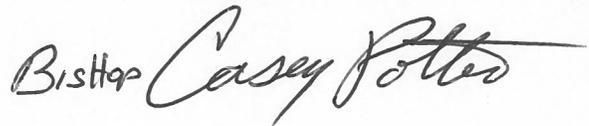
**CHRISTIAN FAITH MINISTRIES**  
**3110 CAMERON DR**  
**SANFORD N.C. 27330**  
**PASTOR BISHOP DONALD KIVETT**  
**ASST. PASTOR BISHOP CASEY POTTER**  
**919-775-1311**

To Whom It May Concern,

My name is Casey Potter, I am the Asst. Pastor at Christian Faith Ministries in Sanford. I'm writing this letter to request permission for our church to do an event that we are calling "March For Christ" in downtown Sanford. We believe this event will have a positive effect on Sanford and surrounding communities. This is NOT a protest! It is our intention to bring awareness to our savior Jesus Christ during the Easter holiday. During our walk we will carry a cross and signs that will speak only of our faith in Christ.

We would like to assemble at Depot Park on April 10<sup>th</sup> at 11:00am and begin our walk at 12:00pm. It is our intention to walk on the sidewalk along Carthage St. crossing over Horner Blvd. We will then turn left onto Club and then turn left onto Wicker St. We will proceed back across Horner Blvd. up to Stelle St. and then we will turn left onto Steele St. We will end our walk back at Depot Park where we will have lunch for the group. A map is included to show the route that we will walk. Our group will be between 50 to 100 people. We will conclude all activities, including clean up, by 2pm.

Thank you for your attention in this matter  
Bishop Casey Potter



Organizer: Casey Potter  
For questions call  
919-410-2188

APPLICATION FORM

Downtown Sanford, Inc.  
Downtown Special Events Application

Event Title: MARCHE FOR CHRIST

Type of Event:  Festival  Other (Specify Below)

Specify: CHURCH GROUP WALKING ON THE SIDEWALK

Event Date/Times:  
Setup Start Day/Date \_\_\_\_\_ Start Time \_\_\_\_\_ AM/PM

Event Start Day/Date APRIL 10, 2020 Start Time 11:00 AM AM/PM

Event End Day/Date APRIL 10, 2020 End Time 2:00 PM AM/PM

Cleanup End Day/Date \_\_\_\_\_ End Time \_\_\_\_\_ AM/PM

Estimated Attendance 100 Admission Charged?  Yes  No

Alcoholic Beverages Served?  Yes  No If Yes List the Types: \_\_\_\_\_

Facility Requested/Event Location: (Please list street names where the event will be held)  
DEPOT PARK - MEET AT PARK, WALK DOWN CARTRIDGE,

TURN LEFT ON GULF, LEFT ON WICKER, LEFT ON STOBLE, BACK TO DEPOT PARK

Organizer Contact Information: (This information will be used by staff to contact you.)

ORGANIZATION NAME CHRISTIAN FAITH MINISTRIES NON PROFIT ID# \_\_\_\_\_

CONTACT PERSON CASEY POTTER DAY PHONE # 919-410-2188

MAILING ADDRESS 5705 N.C. 42 HWY EVE. PHONE # \_\_\_\_\_

CITY/STATE/ZIP NEW HILL N.C. 27562 EMAIL CASEYRAYPOTTER123@GMAIL.COM

ALTERNATE CONTACT TONYA NEWELL DAY PHONE # 919-895-8097

EVE. PHONE # \_\_\_\_\_

Public Contact Information: (This will be the information posted for the public to obtain event info.)

PHONE # 919-410-2188 EMAIL CASEYRAYPOTTER123@GMAIL.COM

WEBSITE ADDRESS \_\_\_\_\_

**LIABILITY RELEASE**

NOTICE: THIS IS A LEGAL DOCUMENT WHICH LIMITS OUR LIABILITY. PLEASE READ CAREFULLY! BY SIGNING THIS DOCUMENT YOU STATE THAT: 1) YOU ASSUME ALL RISK OF INJURIES FROM PARTICIPATION IN THIS ACTIVITY; AND 2) YOU RELEASE DOWNTOWN SANFORD, INC., THE CITY OF SANFORD, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ALL LIABILITY ARISING OUT OF PARTICIPATION IN THIS ACTIVITY.

- I. ASSUMPTION OF RISK: As representative of the organization indicated above, we expressly assume the risk of all liability for accidents, injury, loss and/or damage to persons or property that may arise from the use of the above named facility. We agree that the City of Sanford does not guarantee the construction, condition, or safety of the facilities or equipment, nor the supervision of the activity by its officers, employees, and agents. 16
- II. RELEASE OF LIABILITY: In consideration for the opportunity to make use of this facility and the service provided by the City of Sanford, we (on behalf of ourselves, our heirs, assigns and legal representatives) release the City of Sanford, the Sanford Redevelopment Agency, their officers, employees, and agents from any liability whatsoever arising out of our participation in or presence at the above described activity. We expressly absolve the City of Sanford, the Sanford Redevelopment Agency, their officers, employees and agents of liability for any negligence on their part, unless they are the sole negligent parties.

Casey Potter      1/23/2020      \_\_\_\_\_      \_\_\_\_\_  
 Signature of Applicant      Date      Approval Signature      Date

**MANDATORY ATTACHMENTS REQUIRED** for all special events. Prepare as described. Applications without necessary attachments will not be accepted.

- SITE DIAGRAM or ROUTE MAP
- BRIEF EVENT DESCRIPTION
- DETAILED EVENT DESCRIPTION
- EVENT BUDGET
- \*  COMPREHENSIVE MARKETING PLAN

DECLARATION AS AN AUTHORIZED REPRESENTATIVE OF THE ORGANIZATION CONDUCTING THIS EVENT, I HEREBY DECLARE THAT:

- I. I have received the Special Event Application & Information Packet;
- II. I have included all the mandatory attachments with this application;
- III. The information contained in this application and attachment(s) is true and correct to the best of my knowledge.

Signature Casey Potter      Date 1/23/2020  
 Print Name CASEY POTTER

**North Carolina Department of Transportation**  
**Special Event Request Form**  
 Revised 6/5/13

This request form is required for all special events being held within the right-of-way of State Highway System roads. Special events include one-time, annual, or periodic bicycle races, marathons or other foot races, festivals, charity walks, parades, or other events outside of the normal usage of the State Highway System. **This request must be submitted to the appropriate Division Traffic Engineer(s) where the event will be held at least ninety (90) days prior to the scheduled beginning of the event.** See a listing of the Highway Divisions and their contact information at the following URL:

<https://apps.dot.state.nc.us/dot/directory/authenticated/UnitPage.aspx?id=630>

**Section A: Event Information**

Name of Event: MARCH FOR CHRIST

Type of Event: CHURCH GROUP MARCHING TO BRING AWARENESS TO CHRIST

County/Countries: LEE

City/Cities: SANFORD

Event Date(s): APRIL 10, 2020

Event Time(s): 11 AM TIL 2 PM

Primary Sponsoring Organization: CHRISTIAN FAITH MINISTRIES

Anticipated number of participants (estimate): 100

Approximate distance in miles: \_\_\_\_\_

Requested Action(s):  
 (Check all that apply)

<input type="checkbox"/> Temporary Road Closure <input type="checkbox"/> Temporary Lane Closure	<input checked="" type="checkbox"/> Temporary Interference with Traffic <input type="checkbox"/> Participants Share the Road with Traffic
--	--

**Section B: Contact Information**

Director/Organizer Name: CASEY POTTER Email: CASEY.POTTER123@GMAIL.COM

Mailing Address: 5705 N.C. 42 HWY,  
NEW HILL N.C. 27562

Telephone 1: 919-410-2188 Telephone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

Responsible Local Government: \_\_\_\_\_

Local Government Contact: \_\_\_\_\_ Telephone: \_\_\_\_\_

Responsible Law Enforcement Agency: \_\_\_\_\_

Law Enforcement Contact: MAJOR JAMIE THOMAS Telephone: \_\_\_\_\_

**Section C: Support Material**

The following support documentation must be attached to this request before it will be considered...

1. Detailed location(s) of event including maps indicating route(s) used by the event.
2. Detailed description of the event and how it will affect the route(s) used by the event.
3. Written support for the event from all local governments whose jurisdiction the event is being held in.
4. Written acknowledgement and approval by local law enforcement and/or the State Highway Patrol.
5. Type, description, and location of any proposed temporary lane closures/interference, road closures/interference, traffic control and signing with appropriate maps, sketches, detour routes, and written acknowledgement from the agency providing the temporary closures/interference, traffic control, and/or signing accepting responsibility for such.
6. Description of notification to residents along the route as a safety and informational service.
7. ~~Signed statement of liability waiver (last page).~~
8. **Proof of liability insurance in a minimum amount of \$1,000,000 per injury, with the State of North Carolina and the North Carolina Department of Transportation named as additional insured parties. Additional liability insurance may be requested at the discretion of the Department.**

**Section D: Terms and Conditions**

The following applies to all approved events...

1. Requestor shall be responsible to properly close the lanes/roads according to the [Manual on Uniform Traffic Control Devices \(MUTCD\)](#).
2. Requestor shall be responsible to provide all necessary traffic control using the appropriate law enforcement agency/agencies or individuals trained in traffic control as set forth in [General Statute §20-114.1](#).
3. Requestor shall be responsible to notify all emergency services and other responders of any impending closures and/or interference.
4. Event shall be supported by, or endorsed by, the local governing body/bodies.
5. If a bicycle race, requestor shall be responsible to follow rules and statutes specific to bicycle racing as provided for in [General Statute §20-171.2](#).

**Section E: Signatures**

Requestor Signature: Casey Potter Date: 1-23-2020

Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Division Traffic Engineer

- CC:
- Division Engineers
  - District Engineers
  - Resident Engineers
  - Bridge Maintenance Engineers
  - Roadside Environmental Engineers
  - Bituminous Supervisors
  - State Highway Patrol



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/07/2020

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> K&K Insurance Group, Inc. 1712 Magnavox Way Fort Wayne IN 46804	<b>CONTACT NAME:</b> Mass Merchandising Underwriting <b>PHONE (A/C, No, Ext):</b> 800-426-2889 <b>FAX (A/C, No):</b> 260-459-5105 <b>E-MAIL ADDRESS:</b> info@sportsinsurance-kk.com <b>PRODUCER CUSTOMER ID:</b>														
<b>INSURED</b> Christian Faith Ministries Inc 3110 Cameron Dr Sanford, NC 27332 A Member of the Sports, Leisure & Entertainment RPG	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td><b>INSURER A:</b> Nationwide Mutual Insurance Company</td> <td>23787</td> </tr> <tr> <td><b>INSURER B:</b></td> <td></td> </tr> <tr> <td><b>INSURER C:</b></td> <td></td> </tr> <tr> <td><b>INSURER D:</b></td> <td></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	<b>INSURER A:</b> Nationwide Mutual Insurance Company	23787	<b>INSURER B:</b>		<b>INSURER C:</b>		<b>INSURER D:</b>		<b>INSURER E:</b>		<b>INSURER F:</b>	
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<b>INSURER F:</b>															

**COVERAGES** **CERTIFICATE NUMBER:** W01677290 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		6BRPG0000007258700	04/10/2020 12:01 AM EDT	04/11/2020 12:01 AM	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>EACH OCCURRENCE</td><td style="text-align: right;">\$1,000,000</td></tr> <tr><td>DAMAGE TO RENTED PREMISES (Ea Occurrence)</td><td style="text-align: right;">\$1,000,000</td></tr> <tr><td>MED EXP (Any one person)</td><td style="text-align: right;">\$5,000</td></tr> <tr><td>PERSONAL &amp; ADV INJURY</td><td style="text-align: right;">\$1,000,000</td></tr> <tr><td>GENERAL AGGREGATE</td><td style="text-align: right;">\$5,000,000</td></tr> <tr><td>PRODUCTS - COMP/OP AGG</td><td style="text-align: right;">\$1,000,000</td></tr> <tr><td>PROFESSIONAL LIABILITY</td><td></td></tr> <tr><td>LEGAL LIAB TO PARTICIPANTS</td><td style="text-align: right;">\$1,000,000</td></tr> </table>	EACH OCCURRENCE	\$1,000,000	DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$1,000,000	MED EXP (Any one person)	\$5,000	PERSONAL & ADV INJURY	\$1,000,000	GENERAL AGGREGATE	\$5,000,000	PRODUCTS - COMP/OP AGG	\$1,000,000	PROFESSIONAL LIABILITY		LEGAL LIAB TO PARTICIPANTS	\$1,000,000
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	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)      Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><input type="checkbox"/> PER STATUTE    <input type="checkbox"/> OTHER</td><td></td></tr> <tr><td>E.L. EACH ACCIDENT</td><td></td></tr> <tr><td>E.L. DISEASE - EA EMPLOYEE</td><td></td></tr> <tr><td>E.L. DISEASE - POLICY LIMIT</td><td></td></tr> </table>	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER		E.L. EACH ACCIDENT		E.L. DISEASE - EA EMPLOYEE		E.L. DISEASE - POLICY LIMIT									
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**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Legal Liability to Participants (LLP) limit is a per occurrence limit.  
 Event Name: Christian Faith Ministries Inc C/O Casey Porter Type of Event: Walk Distance:1 mile  
 Event Date (including ancillary events and set-up/tear-down): 4/10/2020 to 4/10/2020 Number of Participants: 100 Event Location: Depo Park , 106 Charlotte Ave, Sanford

The certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured.

<b>CERTIFICATE HOLDER</b> City of Sanford 225 E Weatherspoon St Sanford, NC 27330 (Owner/Lessor of Premises)	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b> 
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Coverage is only extended to U.S. events and activities.  
 \*\* NOTICE TO TEXAS INSUREDS: The Insurer for the purchasing group may not be subject to all the insurance laws and regulations of the State of Texas



**Consider Award of Guaranteed Maximum Price –  
Construction of Project Forge Roadway and Water Line**

**ORDINANCE DELEGATING AUTHORITY TO THE CITY MANAGER  
TO DETERMINE WHETHER AND WHEN TO TERMINATE  
WATER SERVICES**

**WHEREAS**, the World Health Organization (WHO) has declared the Coronavirus of 2020 a global pandemic; and

**WHEREAS**, the Center for Disease Control (CDC) has determined that washing your hands is the best preventative strategy to combat the spread of Coronavirus; and

**WHEREAS**, City Ordinance 38-101 provides for the termination of Water and Sewer service for non-payment of utility bills; and

**WHEREAS**, in the interest of public health, the Sanford City Council desires to delegate to the City Manager the authority to determine whether to continue water service and when to terminate service.

**NOW, THEREFORE, BE IT ORDAINED** by the Sanford City Council that the City Manager is hereby delegated the authority to determine whether and when to terminate water services under City Code 38-101.

This Ordinance shall become effective upon adoption.

Adopted this 17th day of March 2020.

CITY OF SANFORD

BY: \_\_\_\_\_  
T. Chet Mann, Mayor

ATTEST:

\_\_\_\_\_  
Bonnie Davis, City Clerk

## **Closed Session**